



**AGENDA
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
DECEMBER 19, 2019
5:00 PM
CITY HALL COMMISSION CHAMBERS
204 ASH STREET
FERNANDINA BEACH, FL 32034**

- 1. CALL TO ORDER / ROLL CALL / DETERMINATION OF QUORUM**
- 2. APPROVAL OF MEETING MINUTES**
 - 2.1 November 21, 2019 Regular Meeting**
- 3. OLD BUSINESS**
 - 3.1 HDC 2017-03: TIM RICH, AGENT FOR ARTISAN HOMES, 126 S 2ND STREET & 135 S 3RD STREET**
Amendment to previously approved COA to alter brick detailing. *(Quasi-Judicial)*
 - 3.2 HDC 2017-03: TIM RICH, AGENT FOR ARTISAN HOMES, 132 S 2ND STREET, 147 S 3RD STREET, & 135 S 3RD STREET**
Amendment to previously approved COA to alter window placement at side and rear elevations. *(Quasi-Judicial)*
 - 3.3 HDC 2019-20: RICHARD SASSER, AGENT FOR CMR ISLAND PROPERTIES, LLC, 22 S 8TH STREET (GRAND OAK PLAZA)**
Amendment to previously approved Certificate of Approval (COA) to add mechanical screening at north and east elevations. *(Quasi-Judicial)*
 - 3.4 HDC 2019-39: JOEL V. REITZER JR. & JUDITH L. REITZER, 1132 WHITE STREET**
Certificate of Approval (COA) to construct a one-story single-family residence with accessory structure. *(Quasi-Judicial)*
- 4. NEW BUSINESS**
 - 4.1 HDC 2019-41: COTNER ASSOCIATES INC, AGENT FOR GLR TRUST AGREEMENT, MICHAEL & KAREN HUFFMAN, 303 CALHOUN STREET**
Certificate of Approval (COA) to construct two accessory structures. *(Quasi-Judicial)*
 - 4.2 HDC 2019-42: JOHN STOKES, AGENT FOR GEORGE & CYNTHIA CAIRNS, LOTS 1 & 2, BLOCK 16, WHITE STREET**
Certificate of Approval (COA) to construct one-story single-family residence. *(Quasi-Judicial)*
- 5. BOARD BUSINESS**

5.1 **Introduction of new Building Official/Director, Stephen Beckman**

6. STAFF REPORT

7. PUBLIC COMMENT

8. ADJOURNMENT

NEXT HDC REGULAR MEETING IS SCHEDULED FOR JANUARY 16, 2020.

All members of the public are invited to be present and be heard. Persons with disabilities requiring accommodations in order to participate in this program or activity should contact the City Clerk at (904) 310-3115 or TTY/TDD 711 (for the hearing or speech impaired). All interested parties may appear at said meeting and be heard as to the advisability of any action, which may be considered with respect to such matter. For information regarding this matter, please contact the Planning Department (904) 310-3135.



**MINUTES
HISTORIC DISTRICT COUNCIL
REGULAR MEETING
NOVEMBER 21, 2019**

1. CALL TO ORDER: 5:02

ROLL CALL / DETERMINATION OF QUORUM

MEMBERS PRESENT:

James Pozzetta	Benjamin Morrison
Michael Spino (Chair)	Angela Conway
Tammi Kosack (Alt 1)	Michael Harrison

MEMBERS ABSENT:

OTHERS PRESENT

Tammi Bach, City Attorney
Samantha Rogic, Recording Secretary
Salvatore Cumella, Historic Preservation Planner

As part of ex-parte communications Chair Spino disclosed that he spoke to Commissioner Ross about the fence issue downtown and to the owners of 105 S 5th Street who are neighbors of the Blackmores (applicants for HDC 2019-36 & HDCV 2019-03).

Member Kosack disclosed that she also spoke to Commissioner Ross.

2. APPROVAL OF MEETING MINUTES

2.1 October 17, 2019 Regular Meeting

Member Kosack requested an amendment to the minutes. She would like included under item 3.2 HDC case# 2017-03 the discussion about down spouts and the applicant's agreeance to paint them.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Morrison, to approve the minutes as amended.

Motion passed by unanimous voice vote.

3. OLD BUSINESS

3.1 HDC 2019-09: CMR ISLAND PROPERTIES, LLC, AGENT FOR BEVERLY FREEMAN CREWS, JAMES K. FREEMAN JR., GEORGE T. MORGAN, & ANGELA KAREN MORGAN, 116 N 2ND STREET

Certificate of Approval (COA) to construct four, two-story mixed-use town homes. (*Quasi-Judicial*)

Postponed to December 19, 2019 Regular Meeting

3.2 HDC 2017-03: TIM RICH, AGENT FOR ARTISAN HOMES, N. 2ND STREET

Amendment to previously approved COA to alter roof forms from flat to gabled and alter brick detailing. *(Quasi-Judicial)*

Mr. Cumella presented the Staff Report and recommended denial.

Sara Johanns, 247 Beech Street, stated that they are removing the request for gabled roofs.

ACTION TAKEN: A motion was made by Member Pozzetta, seconded by Member Conway, to continue amendment to HDC case number 2017-03 to the December 19, 2019 regular meeting; AND that the HDC make the following findings of fact and conclusions of law part of the record: That this amendment to HDC case 2017-03, as presented, is not substantially compliant with the Land Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

Ms. Johanns returned to the podium to provide an update on the gutters. She explained that the gutters are being redesigned to drain in a different direction so they will likely be changing and will be painted at that time.

3.3 **HDC 2019-15: CITY OF FERNANDINA BEACH, 102 CENTRE STREET**

Amendment to previously approved Certificate of Approval (COA) for design changes related to the construction of a 4ft aluminum fence with rusticated block columns. *(Quasi-Judicial)*

Mr. Cumella presented the Staff Report and recommended approval.

Chip Ross, 210 N 3rd St, suggested a rider be included in the motion that approval be contingent upon railroad approval.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta, to approve amendment to HDC case number 2019-15 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That this amendment to HDC case 2019-15, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and was as follows:

Member Harrison: Nay
Member Conway: Aye
Member Pozzetta: Aye
Member Morrison: Aye
Chair Spino: Aye

Motion passed.

3.4 **HDC 2019-20: RICHARD SASSER, AGENT FOR CMR ISLAND PROPERTIES LLC, 22 S 8TH STREET**

Amendment to previously approved Certificate of Approval (COA) to add mechanical screening at north and east elevations. *(Quasi-Judicial)*

Mr. Cumella presented the Staff Report and recommended approval.

Mike McCloskey, CMR Island Properties, was present to answer questions from the Board.

David Coalson, 111 S 4th Street, spoke against the proposed amendment.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Pozzetta, to continue HDC case number 2019-20 to the December 19 regular meeting; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-20, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

- 3.5 **HDC 2019-32: CITY OF FERNANDINA BEACH, AGENT FOR AMELIA ISLAND MUSEUM OF HISTORY, 233 S 3RD STREET**
Downtown Historic District Boundary Expansion to include the Nassau County Jail/Amelia Island Museum of History. (*Quasi-Judicial*)

Mr. Cumella presented the Staff Report and recommended approval.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Conway, to approve HDC case number 2019-32.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

Upon further discussion, there was consensus that the motion should include more information.

ACTION TAKEN: A motion was made by Member Harrison, seconded by Member Conway, to approve HDC 2019-32 which has already been heard, which covers a building which is already on the national register of historic places, which will form a valuable addition to the Historic District of the City of Fernandina Beach, without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-32, as presented, is substantially compliant with the Comprehensive Plan and the Land Development Code to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

4. NEW BUSINESS

- 4.1 **HDCV 2019-03: RIVERSIDE HOMES, AGENT FOR HAROLD & ROZELL BLACKMORE, 105 S 5TH STREET**
Variance from Land Development Code section 4.05.12(B) Types and Plant Requirements for Buffers. (*Quasi-Judicial*)

Chair Spino explained that HDCV 2019-03 and HDC 2019-36 would be heard together but voted on separately.

Rozell Blackmore, Corner of Cedar and 5th, the applicant, provided information and details specific to the request.

Lou Goldman, 23 S 6th Street, stated that he is opposed to the variance and believes the solution is rezoning the property to R-2.

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Morrison, to approve HDCV case number 2019-03 based on the applicants demonstration that there are a number of unique factors that exist on the property, that this request is the minimum variance needed to provide a parking space on site, and that granting the variance would not harm the character of this district; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDCV case 2019-03, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

Upon further discussion, there was consensus to include the allowance for the relocation of the shed.

Member Conway amended the motion to allow for the applicant to relocate the shed to the south side of the property. Member Morrison seconded the amended motion.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

4.2 **HDC 2019-36: RIVERSIDE HOMES, AGENT FOR HAROLD & ROZELL BLACKMORE, 105 S 5TH STREET**

Certificate of Approval (COA) to construct a one-story single-family residence. (*Quasi-Judicial*)

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Harrison, to approve HDC case number 2019-36 with the following conditions: 1) that the owner work with Staff to have a window approved that meets the Downtown Historic District Guidelines; 2) that the A/C on exterior be located outside of the 15 ft required buffer; 3) that the geometry of the staircase be reconfigured to be outside of the required 15 ft buffer; 4) that paint colors be approved by Staff; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-36, with conditions, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

4.3 **HDC 2019-37: RICE ARCHITECT, AGENT FOR FIRST PRESBYTERIAN CHURCH OF FERNANDINA BEACH, 515 CENTRE STREET**

Certificate of Approval (COA) to renovate the south and east elevations and add a rooftop terrace with canopy. (*Quasi-Judicial*)

Mr. Cumella presented the Staff Report and recommended either denial or continuation to date certain.

Mark Akins, 961687 Gateway Blvd, agent to the applicant, offered information and details specific to the request.

Randy Rice, 961687 Gateway Blvd, offered additional information and details.

Drenda Vijuk, 29 Salt Marsh Drive, owns the building next door, raised concerns with the roof top deck.

ACTION TAKEN: A motion was made by Member Morrison, seconded by Member Pozzetta, to continue HDC case number 2019-37 to the January 2020 regular meeting without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-37, as presented, is not substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.

- 4.4 **HDC 2019-38: MIRANDA ARCHITECTS, AGENT FOR ST. MICHAEL CATHOLIC CHURCH, 201 N 4TH STREET**
Certificate of Approval (COA) to add ADA-compliant parking, ramp; relocate existing rear porch steps; and replace door. (*Quasi-Judicial*)
- CM Mayer, 4670 Carlton Dunes Dr, was present to answer questions from the Board.
- ACTION TAKEN:** A motion was made by Member Harrison, seconded by Member Morrison, to approve HDC case number 2019-38 with the condition that the applicant provide a plan to landscape the ramp and achieve historical approval for it; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-38, with condition, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.
- Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**
- 4.5 **HDC 2019-39: JOEL V. REITZER JR & JUDITH L. REITZER, 1132 WHITE STREET**
Certificate of Approval (COA) to construct a one-story single-family residence with accessory structure. (*Quasi-Judicial*)
- Ms. Rogic presented the Staff Report and recommended approval.
- Joel Reitzer, 1365 Manucy Rd, the applicant, provided information and details specific to the request.
- ACTION TAKEN:** A motion was made by Member Morrison, seconded by Member Harrison, to approve HDC case number 2019-39 with the condition that the side porch be relocated to meet the standards of the Land Development Code; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-39, with conditions, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant conceptual approval at this time.
- Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**
- 4.6 **HDC 2019-40: STEVE JOHNSON, AGENT FOR 418 S 6TH STREET LLC, 818 SAN FERNANDO STREET**
Certificate of Approval (COA) to construct porches at north and east elevations. (*Quasi-Judicial*)
- Steve Johnson, 96091 Estate Drive, agent, provided information and details specific to the proposal.
- ACTION TAKEN:** A motion was made by Member Morrison, seconded by Member Harrison, to approve HDC case number 2019-40 without conditions; AND that the HDC make the following findings of fact and conclusions of law part of the record: That HDC case 2019-40, as presented, is substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.
- Vote upon passage of the motion was taken by ayes and nays and being all ayes, carried.**
- 4.7 **PRESENTATION: Marvin Windows**
Neal Steiner, Coastal Sash & Door

5. STAFF APPROVED CERTIFICATE OF APPROVALS

5.1 October 2019

There were no comments or questions regarding October staff approvals.

6. BOARD BUSINESS

6.1 Consideration of Reappointment: Mike Spino

Member Harrison motioned to reappoint Mike Spino, seconded by Member Morrison. There being no objections. Motion passed.

6.2 Amelia Waterfront Park update

7. STAFF REPORT

7.1 Approved Window List

The Board agreed to schedule a window workshop.

7.2 Master Fee Schedule

7.3 Side-Yard Corridors in Old Town

Mr. Cumella presented the recommended change to the Land Development Code.

ACTION TAKEN: A motion was made by Member Conway, seconded by Member Morrison, to strike the language recommended by Staff from the Land Development Code.

Upon further discussion, it was consensus among the Board to make no change until the time when the guidelines are rewritten by grant funding.

Vote upon passage of the motion was taken by ayes and nays and being all nays, failed.

7.4 Material Salvage

7.5 Streetscape Context Requirement

7.6 Building Official Bulletins

8. PUBLIC COMMENT

No members of the public wished to speak.

9. ADJOURNMENT – 9:22 PM

Samantha Rogic, Recording Secretary

Michael Spino, Chair



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2017- 03 AMENDMENT
DECEMBER 19, 2019

Owner/Applicant:	Artisan Homes LLC
Property Address:	126 S. 2 nd Street & 135 S. 3 rd Street
Parcel ID #:	00-00-31-1800-0270-0060; 00-00-31-1800-0270-0220
Current zoning:	MU-1
FLUM land use category:	Mixed Use
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Amendment to previously approved COA to alter brick detailing.

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

HDC 2017-03 received final approval and was issued a COA for the construction of 22 two-story townhomes on April 20, 2017. An after-the-fact approval to amend the parapet brick detailing on 247 Beech Street was granted at the October 17, 2019 HDC meeting. This amendment was heard at the HDC's November 2019 meeting and continued to allow the applicant to submit details of the proposed change.

APPLICABLE GUIDELINES:

[SECRETERY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[CITY OF FERNANDINA BEACH WATERFRONT COMMUNITY REDEVELOPMENT AREA GUIDELINES](#)

ANALYSIS:

Staff finds that the change to the brick detailing is consistent with the amendment granted in October for 247 Beech Street.

STAFF RECOMMENDATION

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Community Redevelopment Area Guidelines.

Staff recommends:

Approval of Amendment to HDC 2017-03

MOTION TO CONSIDER:

I move to **approve or deny** amendment to HDC case number 2017-03 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That this amendment to HDC case 2017-03, as presented, **is or is not** substantially compliant with the Land Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2017-03 Amendment Application and Backup Materials

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Salvatore J. Cumella".

Salvatore J. Cumella
Historic Preservation Planner



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

REVISION

OFFICE USE ONLY	
REC'D: _____	BY: _____
PAYMENT: \$ _____	TYPE _____
APPLICATION #: _____	
HDC CASE #: _____	
APPLICATION COMPLETE: Y _____ N _____	
PRE-CONFERENCE: Y _____ N _____ DATE _____	

BOARD MEETING DATE: _____	
PLANNER: _____	DATE: _____
____ APPROVED ____ DENIED	

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual _____ or Final <u>X</u>
PROJECT TYPE:		
☐ New Construction	☐ Addition	☐ Alteration
☐ Relocation	☐ Demolition	☐ Variance
☐ Repair	☐ Paint	☐ Fence
☐ Sign	☐ Re-roof	☐ Other: _____
PROPERTY INFORMATION <i>Property information can be found at the Nassau County Property Appraiser's Website → Map Search</i>		
Street Address: <u>2nd Street, 3rd Street & Beech St.</u>		
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront		
Parcel Identification Number(s): <u>00-00-31-1800-0270-0XXX</u>		
Zoning District: <u>MU 1 - Mixed Use</u> Lot / Block Number (optional) _____		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Corporation or Company (if applicable)	
<u>Artisan Homes</u>	
Street Address	
<u>10365 Hood Rd. Ste. 208</u>	
City State Zip	
<u>Jacksonville, FL 32257</u>	
Telephone Number	
<u>904-429-4800</u>	
Email Address	
<u>sara@artisanhomebuilder.com</u>	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
<u>Tim Ritch</u>	
Corporation or Company (if applicable)	
<u>Artisan Homes</u>	
Street Address	
<u>10365 Hood Rd. Ste. 208</u>	
City State Zip	
<u>Jacksonville, FL 32257</u>	
Telephone Number	
<u>904-429-4800 ext. 4</u>	
Email Address	
<u>sara@artisanhomebuilder.com</u>	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

Revisions: _____

New brick detail on second floor future buildings 3 & 18, see attached photos and plans due to construction process. _____

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric				
Doors				
Windows				
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

11/22/19

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF DUVAL ^{SS}

Subscribed and sworn to before me this 22 day of 11, 2019

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

City of Fernandina Beach Community Development Department - 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3135 - Email: cddinfo@fbfl.org - www.fbfl.us/cdd

Revised January 2018

Page 9 of 8



Proposed Facade



Current/Proposed



HDC approved

Construction drawings



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2017- 03 AMENDMENT
DECEMBER 19, 2019

Owner/Applicant:	Artisan Homes LLC
Property Address:	132 S. 2 nd Street; 135 & 147 S. 3 rd Street
Parcel ID #:	00-00-31-1800-0270-0070; 00-00-31-1800-0270-0220; 00-00-31-1800-0270-0200
Current zoning:	MU-1
FLUM land use category:	Mixed Use
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Amendment to previously approved COA to alter window placement at side and rear elevations.

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

HDC 2017-03 received final approval and was issued a COA for the construction of 22 two-story townhomes on April 20, 2017. An after-the-fact approval to amend the parapet brick detailing on 247 Beech Street was granted at the October 17, 2019 HDC meeting.

The applicant now seeks an amendment to allow for a change to the window configuration on the side and rear elevations of three of the properties to accommodate elevators. It should be noted that the applicant is seeking this change as an optional change to the approved plans. As there should only be one set of final approved designs, approval of this amendment would require these three properties to be built according to this approved change.

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[CITY OF FERNANDINA BEACH WATERFRONT COMMUNITY REDEVELOPMENT AREA GUIDELINES](#)

ANALYSIS:

Staff finds that as this change to window placement occurs mostly at the side elevations, which occurs between buildings on all the subject properties, the change will have very little visual impact on the project.

STAFF RECOMMENDATION

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Community Redevelopment Area Guidelines.

Staff recommends:

Approval of Amendment to HDC 2017-03

MOTION TO CONSIDER:

I move to **approve or deny** amendment to HDC case number 2017-03 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That this amendment to HDC case 2017-03, as presented, **is or is not** substantially compliant with the Land Development Code, the Community Redevelopment Area Guidelines, and the Secretary of the Interior's Standards to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2017-03 Amendment Application and Backup Materials

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Salvatore J. Cumella".

Salvatore J. Cumella
Historic Preservation Planner



APPLICATION FOR HISTORIC DISTRICT COUNCIL COA

REVISION

OFFICE USE ONLY	
REC'D: _____	BY: _____
PAYMENT: \$ _____	TYPE _____
APPLICATION #: _____	
HDC CASE #: _____	
APPLICATION COMPLETE: Y _____ N _____	
PRE-CONFERENCE: Y _____ N _____ DATE _____	

BOARD MEETING DATE: _____	
PLANNER: _____	DATE: _____
____ APPROVED ____ DENIED	

APPROVAL TYPE:	☐ Staff Approval	☒ Board Approval: Conceptual _____ or Final <u>X</u>
PROJECT TYPE:		
☐ New Construction	☐ Addition	☐ Alteration
☐ Relocation	☐ Demolition	☐ Variance
☐ Repair	☐ Paint	☐ Fence
☐ Sign	☐ Re-roof	☐ Other: _____
PROPERTY INFORMATION <i>Property information can be found at the Nassau County Property Appraiser's Website → Map Search</i>		
Street Address: <u>132 2nd Street and possible future units at 147 3rd St.</u>		
Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront <u>135 3rd St.</u>		
Parcel Identification Number(s): <u>00-00-31-1800-0270-0XXX</u>		
Zoning District: <u>MU 1 - Mixed Use</u> Lot / Block Number (optional) _____		

PROJECT DESCRIPTION

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
Corporation or Company (if applicable)	
<u>Artisan Homes</u>	
Street Address	
<u>10365 Hood Rd. Ste. 208</u>	
City State Zip	
<u>Jacksonville, FL 32257</u>	
Telephone Number	
<u>904-429-4800</u>	
Email Address	
<u>sara@artisanhomebuilder.com</u>	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
<u>Tim Ritch</u>	
Corporation or Company (if applicable)	
<u>Artisan Homes</u>	
Street Address	
<u>10365 Hood Rd. Ste. 208</u>	
City State Zip	
<u>Jacksonville, FL 32257</u>	
Telephone Number	
<u>904-429-4800 ext. 4</u>	
Email Address	
<u>sara@artisanhomebuilder.com</u>	

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

Revisions:

1 - Alternate floor plan to accommodate an elevator which resulted in shifting of exterior windows on side and rear, no changes to front elevation.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric				
Doors				
Windows				
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other				

Please submit all product brochures, paint color samples, and material samples with your application.

CERTIFICATION

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
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11/19/19

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

Subscribed and sworn to before me this 19 day of 11, 2019

Notary Public: Signature

Printed Name

My Commission Expires

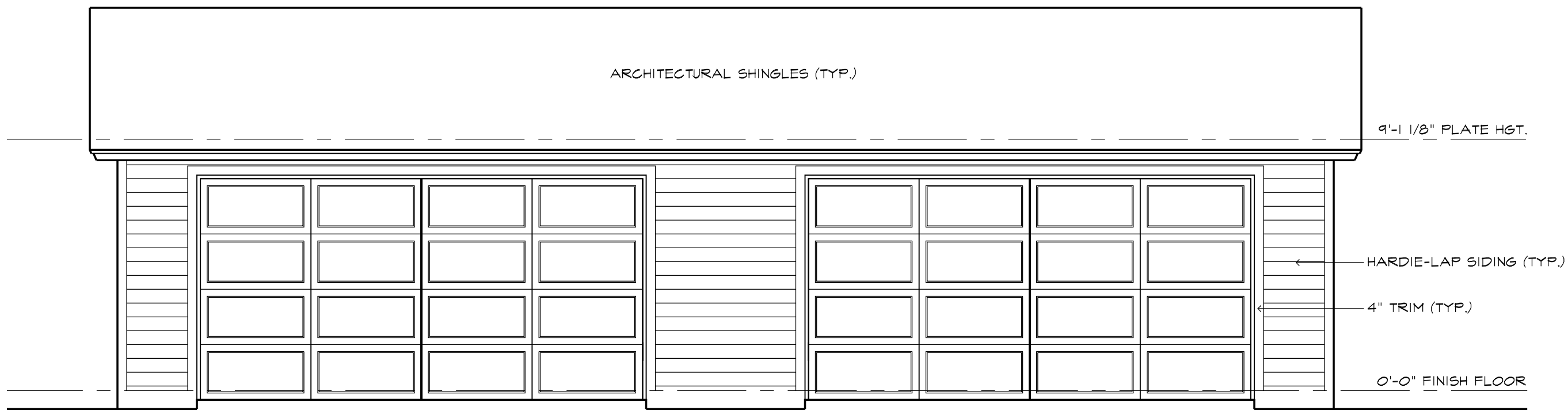
Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐

City of Fernandina Beach Community Development Department - 204 Ash Street Fernandina Beach, FL 32034

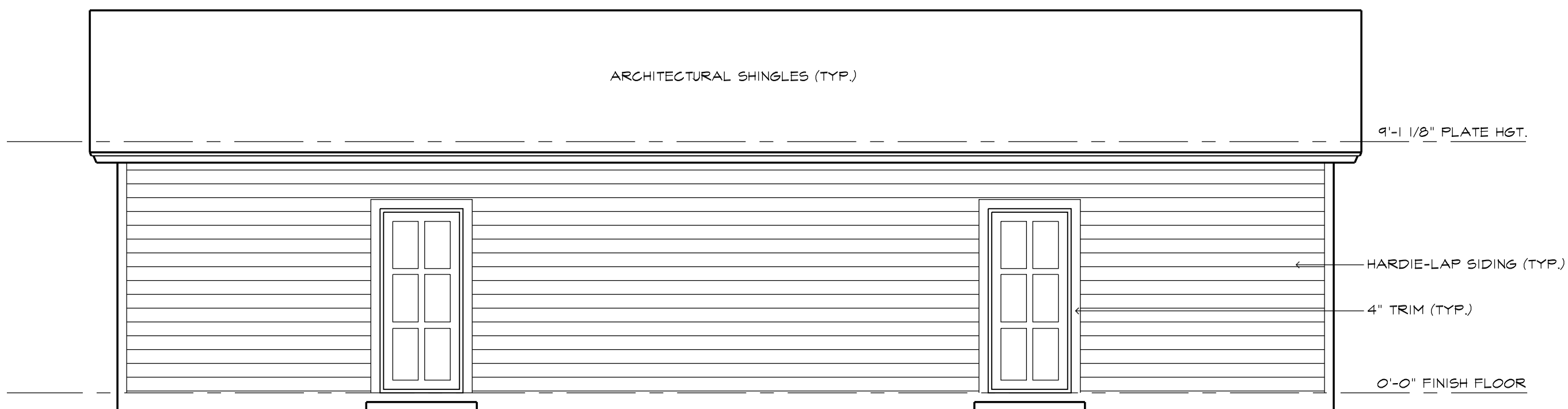
P: 904.310.3135 - Email: cddinfo@fbfl.org - www.fbfl.us/cdd

Revised January 2018

Page 9 of 8



GARAGE REAR ELEVATION
1/4"=1'-0"



GARAGE FRONT ELEVATION
1/4"=1'-0"



REAR ELEVATION (BEECH 1) & (CENTRE 1)
1/4"=1'-0"



FRONT ELEVATION (CENTRE 1) & (BEECH 1)
1/4"=1'-0"

THIS DOCUMENT, ALONG WITH ASSOCIATED DOCUMENTS, IS AN INSTRUMENT OF DESIGNER'S SERVICE FOR THE EXCLUSIVE USE AT THE PROJECT TITLED HEREIN. INFORMATION DERIVED FROM THIS DOCUMENT AND/OR ASSOCIATED DOCUMENTS MAY NOT BE USED FOR OTHER WORKS OR PROJECTS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER.

REV	DESCRIPTION
1	3.16.18
2	11.12.19
3	11.4.19
4	-



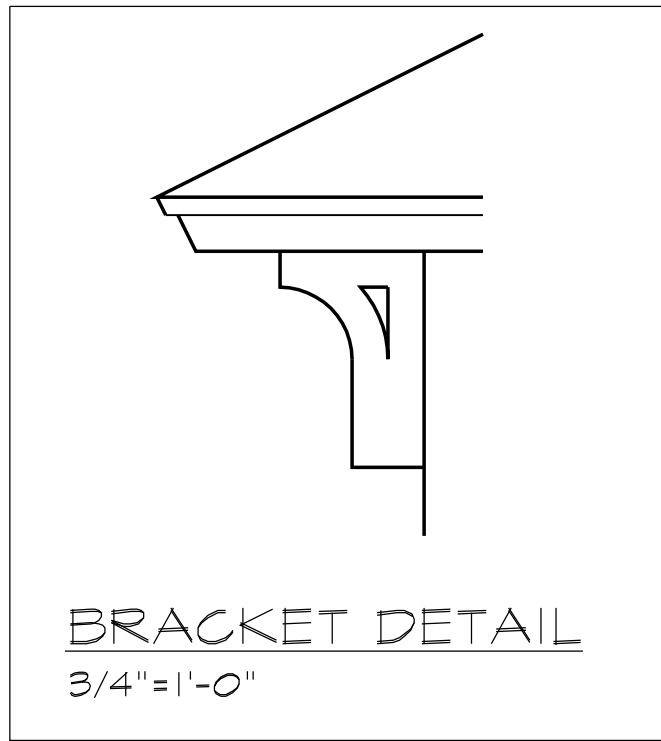
The Rothmoor
Design Group, Inc.
A RESIDENTIAL DESIGN/
DRAFTING COMPANY

600 Rothmoor Lane
Saint Johns, FL
32259
904.626.4498

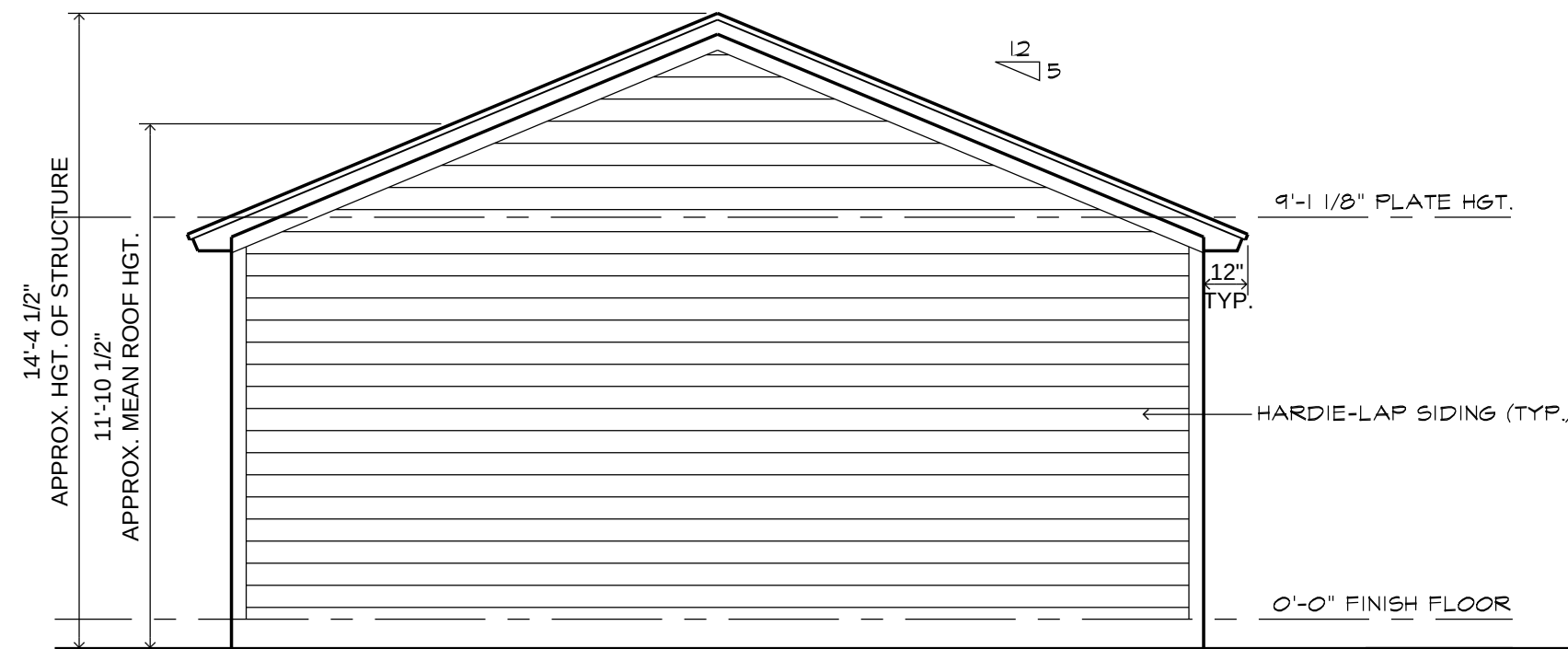
ARTISAN HOMES BRYAN/SPEC
3/4 HARBOR VIEW, NASSAU COUNTY, FL
ARTISAN HOMES THE CENTRE/CENTRE-REV. PLAN
FRONT ELEVATIONS

DESIGN	RAM
SQ. FT.	-
CHECKED	RAM
SCALE	1/4"=1'-0"
DATE	01.24.18
JOB NO.	18-003
TRUSS #	N/A





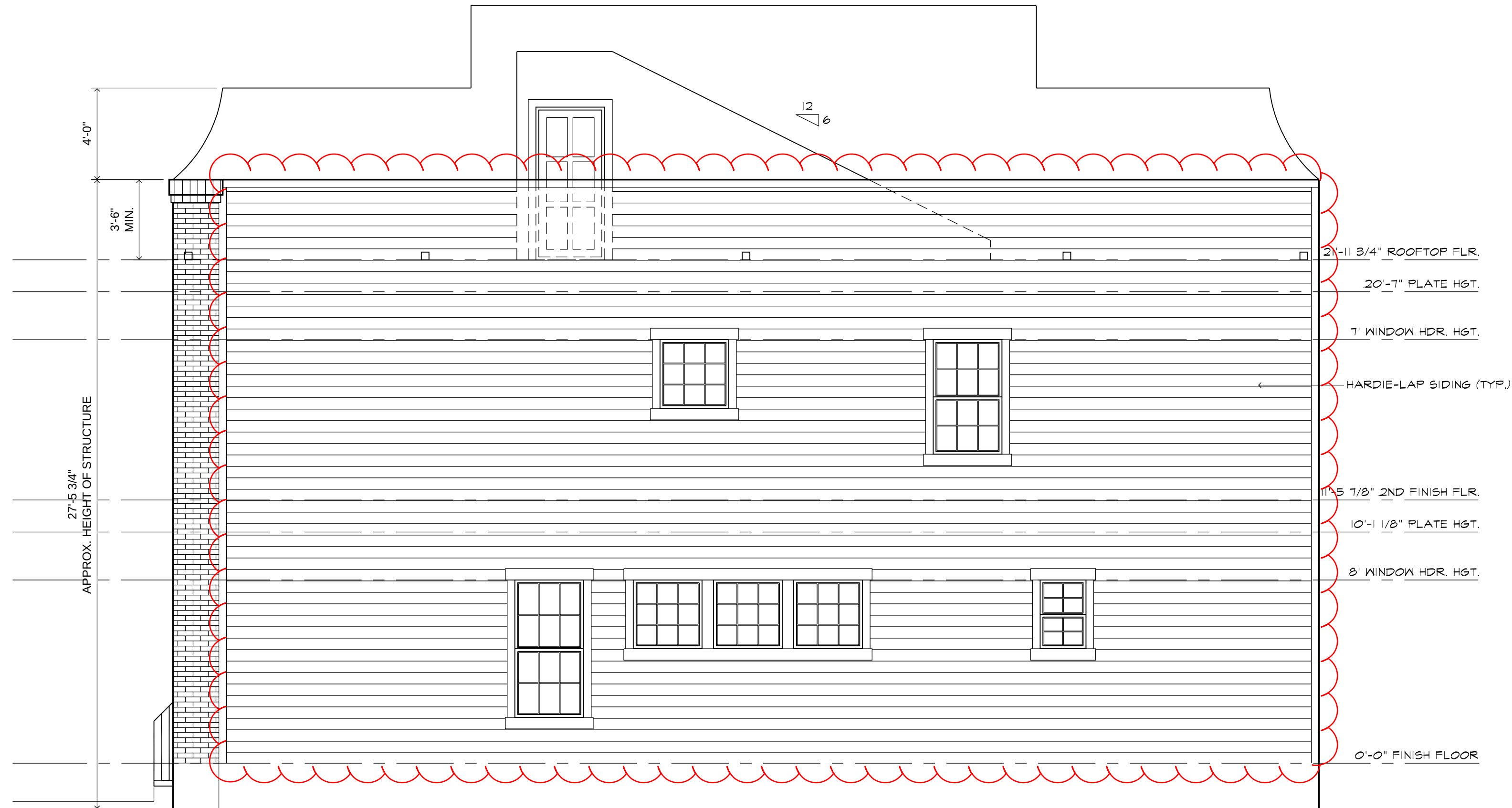
BRACKET DETAIL
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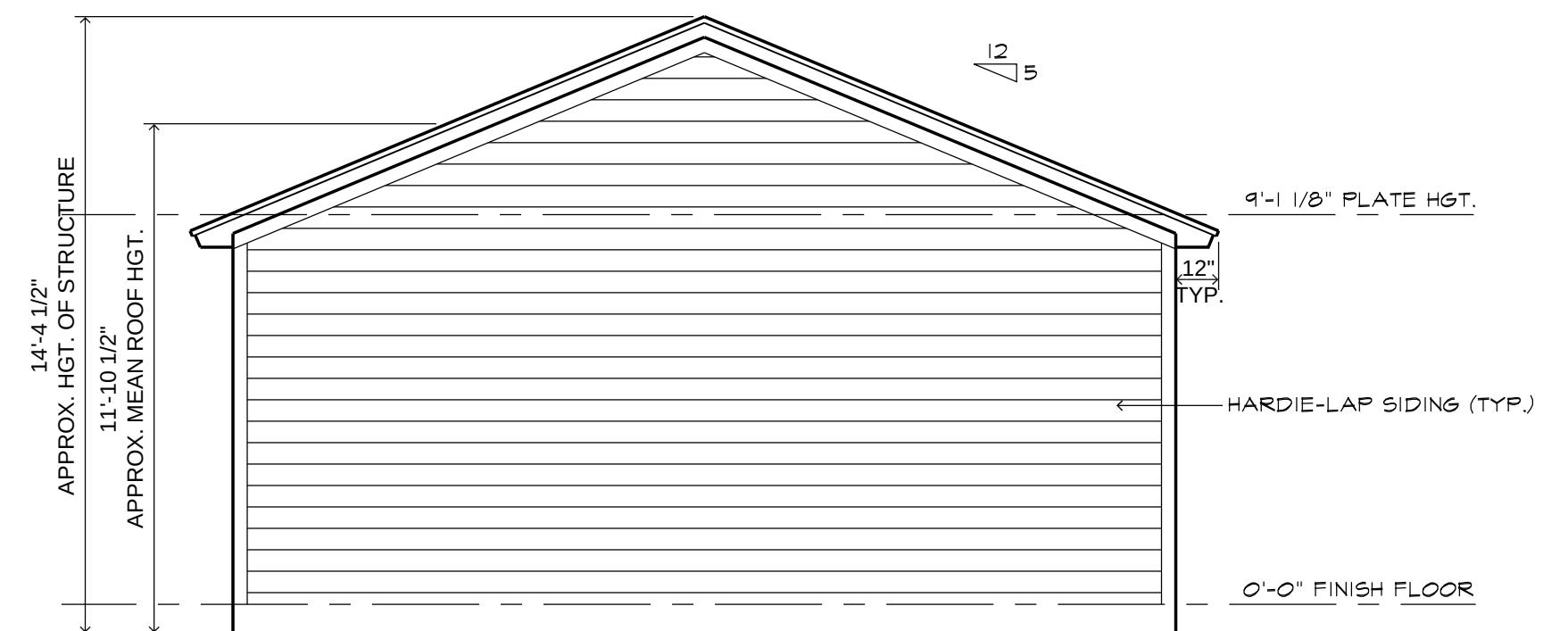
GARAGE SIDE ELEVATION
1/4"=1'-0"



SIDE ELEVATION (CENTER 1)
1/4"=1'-0"



SIDE ELEVATION (BEECH 1)
1/4"=1'-0"

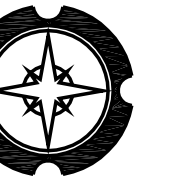


GARAGE SIDE ELEVATION
1/4"=1'-0"

Revised
11/19/2019 9:36:32 AM

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REV	DESCRIPTION
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2	11.12.19
3	11.4.19
4	-



The Rothmoor
Design Group, Inc.
A RESIDENTIAL DESIGN/
DRAFTING COMPANY

600 Rothmoor Lane
Saint Johns, FL
32259
904.626.4498

ARTISAN HOMES BRYAN/SPEC
3/4 HARBOR VIEW, NASSAU COUNTY, FL
ARTISAN HOMES THE CENTRE/CENTRE-REV. PLAN
SIDE ELEVATIONS

DESIGN	RAM
SQ. FT.	-
CHECKED	RAM
SCALE	1/4"=1'-0"
DATE	01.24.18
JOB NO.	18-003
TRUSS #	N/A

SHEET
A2.1
of -

REV	DESCRIPTION
1	3.16.18
2	-
3	-
4	-



ARTISAN HOMES SPEC
3/4 HARBOR VIEW, NASSAU COUNTY, FL
ARTISAN HOMES THE CENTRE/BEECH PLAN
SIDE ELEVATIONS

SHEET
A2.1
of -



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REV	DESCRIPTION
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2	-
3	-
4	-

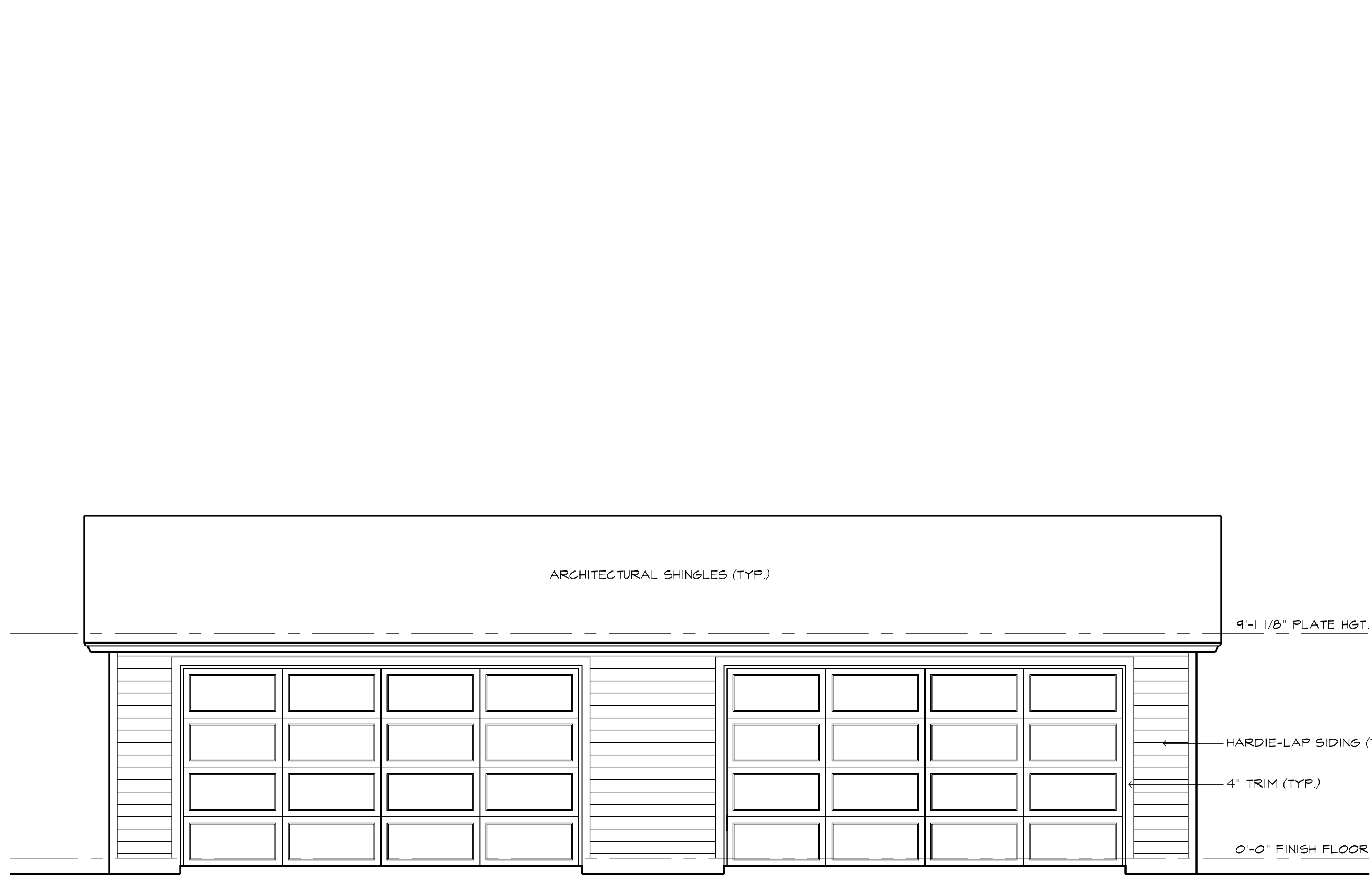


The Rothmoor
Design Group, Inc.
A RESIDENTIAL DESIGN/
DRAFTING COMPANY

600 Rothmoor Lane
Saint Johns, FL
32259
904.626.4498

ARTISAN HOMES SPEC
3/4 HARBOR VIEW, NASSAU COUNTY, FL
ARTISAN HOMES THE CENTRE/BEECH PLAN
FRONT ELEVATIONS

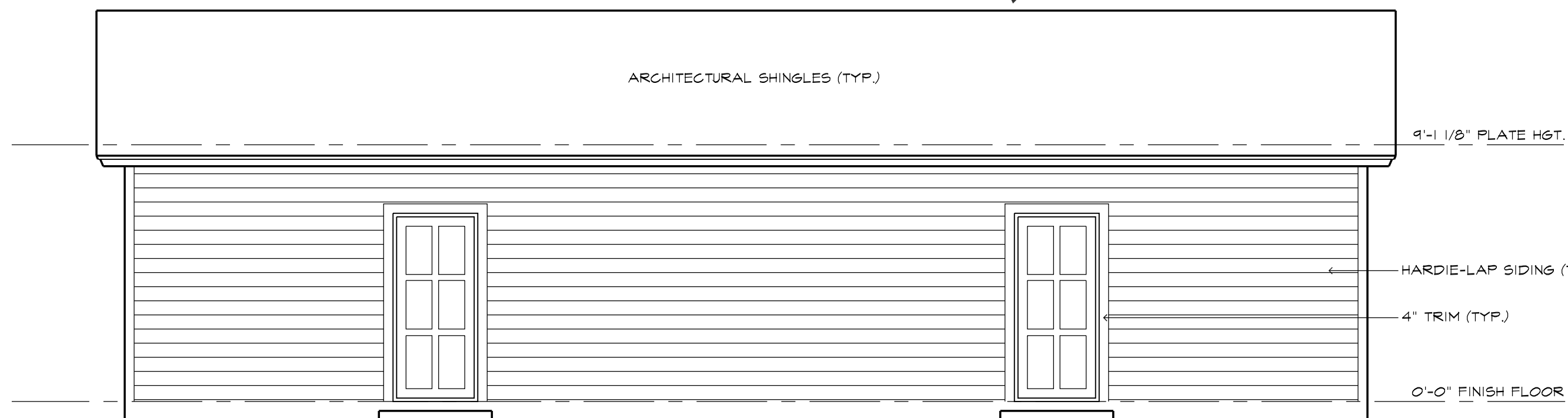
DESIGN	RAM
SQ. FT.	-
CHECKED	RAM
SCALE	1/4"=1'-0"
DATE	01.24.18
JOB NO.	18-003
TRUSS #	N/A



GARAGE REAR ELEVATION
1/4"=1'-0"



REAR ELEVATION (BEECH 1) & (CENTRE 1)
1/4"=1'-0"



GARAGE FRONT ELEVATION
1/4"=1'-0"



FRONT ELEVATION (CENTRE 1) & (BEECH 1)
1/4"=1'-0"



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-20
DECEMBER 19, 2019

Owner/Applicant:	Richard Sasser, agent for CMR Island Properties, LLC
Property Address:	22 S. 8th Street (Grand Oak Plaza)
Requested action:	Amendment to previously approved Certificate of Approval (COA) to add mechanical screening at north and east elevations.
Current zoning:	C-3
FLUM land use category:	Central Business District
Existing uses on the site:	Commercial
FL Master Site File #	N/A
Year Built:	1954 (NCPA)
Contributing Status:	Non-Contributing

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The site, formerly known as Fred's, contains a 1954 masonry vernacular structure that is considered a non-contributing structure the Fernandina Beach Historic District. The original section of this mid-century structure has recently been rehabilitated, including the re-installation of windows along the 8th Street elevation. As was popular with buildings built in this period, emphasis was placed on horizontality. This is emphasized by the cast concrete eyebrow awning that runs along the 8th Street elevation and around the corner over the original entrance.

The property has been divided into multiple tenant spaces. A tenant buildout for a new brewery is currently underway in the easternmost portion of the building. At their June 20, 2019 regular meeting, the HDC had approved modifications to the storefront, including new doors/windows and awnings to match the existing building.

On November 21, 2019 the HDC continued the case to allow the applicant time to address board concerns.

The applicant is seeking to amend a Certificate of Approval (COA) to add a wood screening at the north and east elevations to screen mechanical equipment. The screening will be painted to match the body of the building.

APPLICABLE GUIDELINES:

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE

4.05.09 Mechanical Equipment Screening Plantings

DOWNTOWN HISTORIC DISTRICT GUIDELINES

Mid-Twentieth Century (pg.35)

Utilities and Energy Retrofitting (pg.66)

ANALYSIS:

Although the Downtown Design Guidelines state that mechanical systems should be placed where they are not readily visible, this is sometimes not practical due to the layout of the interior functions of a structure. Due to the interior functions of this property, there will be several mechanical elements on the rooftop. Although no specific guidelines currently exist that demonstrate how to achieve rooftop mechanical screening, proposed language is being considered for adoption which states:

For properties within the boundaries of the Historic District, CRA, and Old Town: All rooftop mechanical equipment shall be screened from view to adjacent properties and rights-of-way by utilizing parapets or other screening elements that are integrated into the overall architecture of the structure and constructed using materials and methods that are consistent with those used on the building.

This language directs not only that the mechanical be screened, but that the materials and design of the screening be designed in a way that is harmonious with the architectural style of the structure.

Although the wood screening is proposed to be painted the same color as the building, staff cautions that it may still detract from the overall aesthetic of the building. Staff is recommending approval because the proposed screening will serve meet the current screening requirements, but recommends considering alternate designs/materials that may better compliment the architecture.

DECEMBER UPDATE:

The applicant has provided drawings showing the locations of the rooftop mechanical.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

Staff recommends:

Approval of Amendment to HDC 2019-20

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-20 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2019-20, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

- | | |
|-----------|--|
| EXHIBIT 1 | HDC 2019-20 Amendment Application & Backup Materials (as presented at December 19, 2019 meeting) |
| EXHIBIT 2 | Rooftop Mechanical Layout |
| EXHIBIT 3 | Building Permit BLDC 2019-0097 Revision Showing Mechanical |

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

HDC 2019-20 Amendment

EXHIBIT 1

*Application & Backup Materials
(as presented at December 19, 2019 meeting)*



OFFICE USE ONLY

REC'D: 11/1/19 BY: SSC

APPLICATION COMPLETE: Y ☒ N ☐

PAYMENT: \$ — INVOICED [] PAID []

HDC CASE #: 2019-0097

PRE-CONFERENCE: Y ☐ N ☐ DATE —

BOARD MEETING DATE: Nov. 21, 2019

SCANNED []

PLANNER: — DATE: —

— APPROVED — DENIED

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

APPROVAL TYPE: ☐ Staff Approval ☒ Board Approval: Conceptual — or Final —

PROJECT TYPE:

☐ New Construction ☐ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☒ Amendment to COA# 2019-0097

☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: —

PROPERTY INFORMATION Property information can be found at the [Nassau County Property Appraiser's Website](#) → Map Search

Street Address: 22 S. 8th Unit 5 (Facing 9th)

District: ☒ Downtown Historic ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): —

Zoning District: — Lot / Block Number (optional) —

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	<u>CMR Island Property LLC</u>
Company (if applicable)	<u>(Same) →</u>
Street Address	<u>—</u>
City State Zip	<u>—</u>
Telephone Number	<u>—</u>
Email Address	<u>—</u>

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	<u>Richard Sasser</u>
Company (if applicable)	<u>CMR Island Properties LLC</u>
Street Address	<u>217 Centre St, No. 2</u>
City State Zip	<u>Fernandina Beach FL 32034</u>
Telephone Number	<u>912-288-5674</u>
Email Address	<u>richardsasser@att.net</u>



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Department of Planning & Conservation may require additional drawings, specifications or information in order to complete the application review.

CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the historic district council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR
STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
	Proof of ownership (copy of deed or tax statement)	
	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	
	Site plan must show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
	Photographs of the existing site and existing buildings if any, including views from the street.	
	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
	Elevations must include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
	Elevations and/or site plan must show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.) All rooftop mechanical equipment shall be screened from view to adjacent properties and rights-of-way by utilizing parapets or other screening elements that are integrated into the overall architecture of the structure and constructed using materials and methods that are consistent with those used on the building.	
	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
	New construction applications must show context of project within existing streetscape.	
	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	

Requesting Amendment to HDC-2019-0097

PROJECT DESCRIPTION (REQUIRED)

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

New Mechanical Equipment will be installed on 22 S 8th Street # 5- First Love Brew Pub.

Screening will be installed per the drawings, Mainly on the Ninth Street side.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

Wood-slat screen boards painted to match the building

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric				
Doors				
Windows				
Roofing				
Fascia/Trim				
Foundation				
Shutters				
Porch/Deck				
Fencing				
Driveways/Sidewalks				
Signage				
Other Screens	N/A	Wood slats & support frame	N/A	See Plans
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				

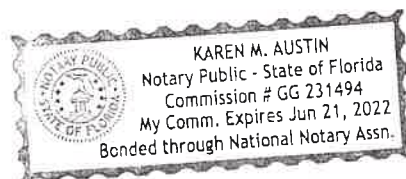
CERTIFICATION (REQUIRED)

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
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11-1-19
Date

[Signature]
Signature of Applicant



STATE OF FLORIDA
COUNTY OF NASSAU } ss

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 1 day of November, 2019, by Richard Sasser.

Karen M. Austin
Notary Public

Karen M. Austin
Printed Name

My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced: ☐



Richard Sasser, ARCHITECT
217 Centre St, No. 2
Fernandina Beach, Florida
32034
904-491-6060
Cell 912-288-5674
richardsasser@bellsouth.net



Site Plan: Parking,
Landscaping and
Dumpster Enclosure

Project number	2019-FLB
Date	10-30-19
Drawn by	RAS
Checked by	

SP-1

Scale: $1/16" = 1'-0"$

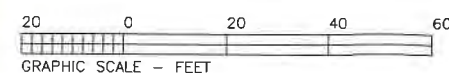
[illegible]

LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), IN THE COUNTY OF NASSAU AND THE STATE OF FLORIDA, AND KNOWN AND DESCRIBED UPON AND ACCORDING TO THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857, AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901).

FOR CATMAN BUILDERS

All parking striping, landscaping and new dumpster by Landlord
Rooflop Equipment screening by Tenant

- 1 New Dumpster Enclosure to be located here. Reduce the entrance off Ash Street, from 40' ± to about 30' ± wide. Install sod and 30" high planting bed behind and on both sides of the enclosure. New planting to match existing surrounding plants.
- 2 Remove existing asphalt paving at this triangular area and install a planting bed
- 3 Parking. All stalls are to be re-striped with FDOT-approved paint. 48 Regular stalls and 3 (min.) HC stalls
- 4 Rooftop screening is to be installed to conceal the Tenant's rooftop equipment. See Drawing 6/A-1 for Typical Screening Detail. It is the (approved) detail that was installed on the north wall at La Sirena (noted as "Existing Screen"). As was done with the La Sirena installation, the rooftop equipment screening placement and dimensioning should be done after the rooftop equipment is in place and the visual impact assessed
- 5 Grease Trap approximate location. The location is not to be in the 9th St. R/W

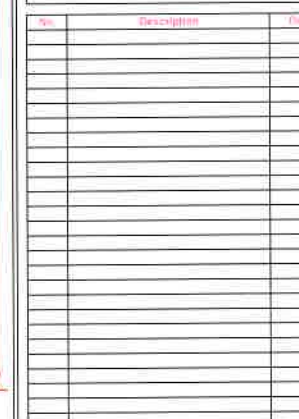


THIS PRINT IS AT 1/16" = 1'-0" SCALE

1
SP-1 22 South 8th Street Site Plan: Parking, Landscape and New Dumpster Enclosure
Scale: 1/16" = 1'-0"



Richard Sasser, ARCHITECT
217 Centre St, No. 2
Fernandina Beach, Florida
32034
904-491-6060
Cell 912-288-5674
richardsasser@bellsouth.net



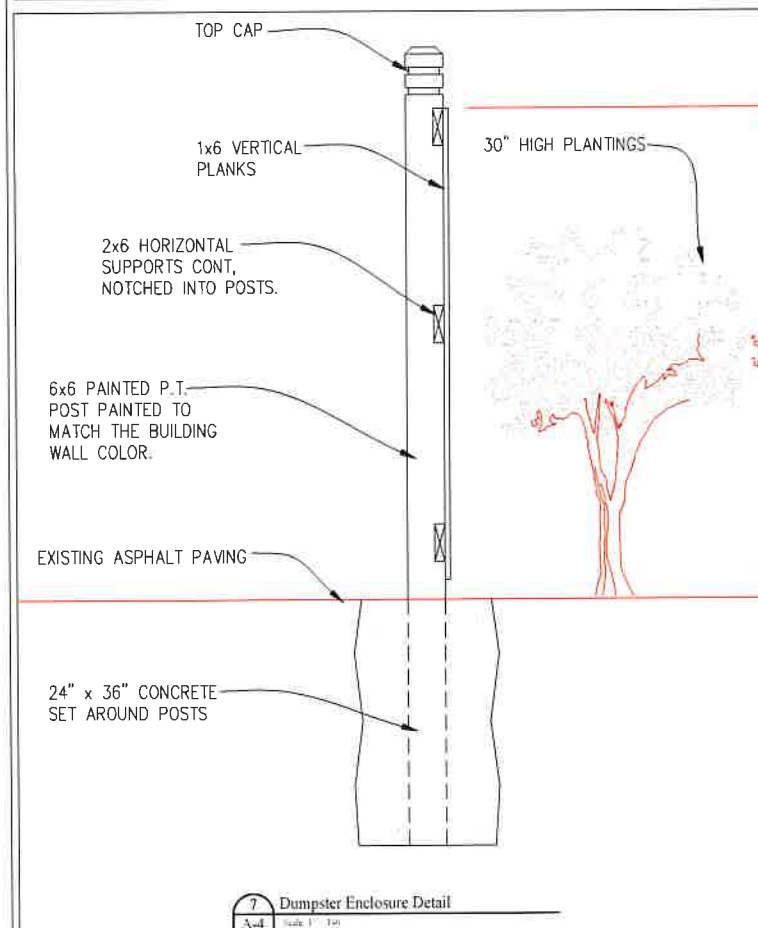
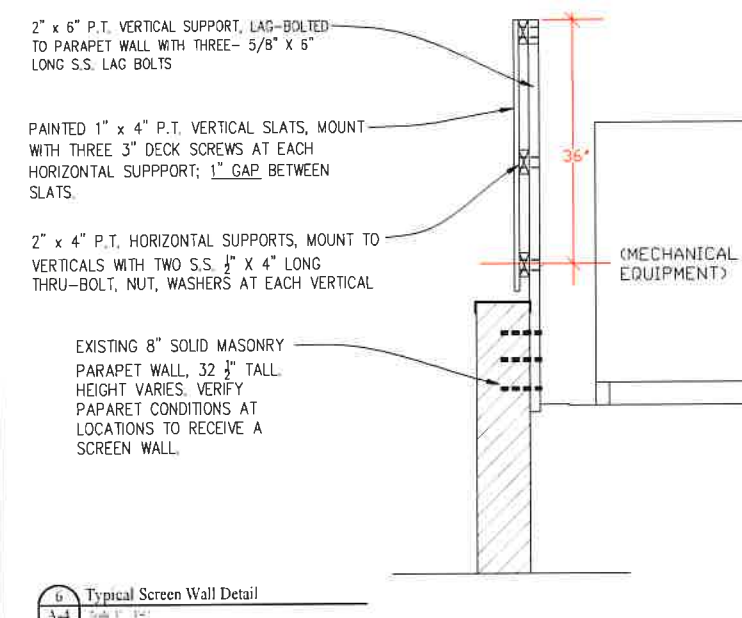
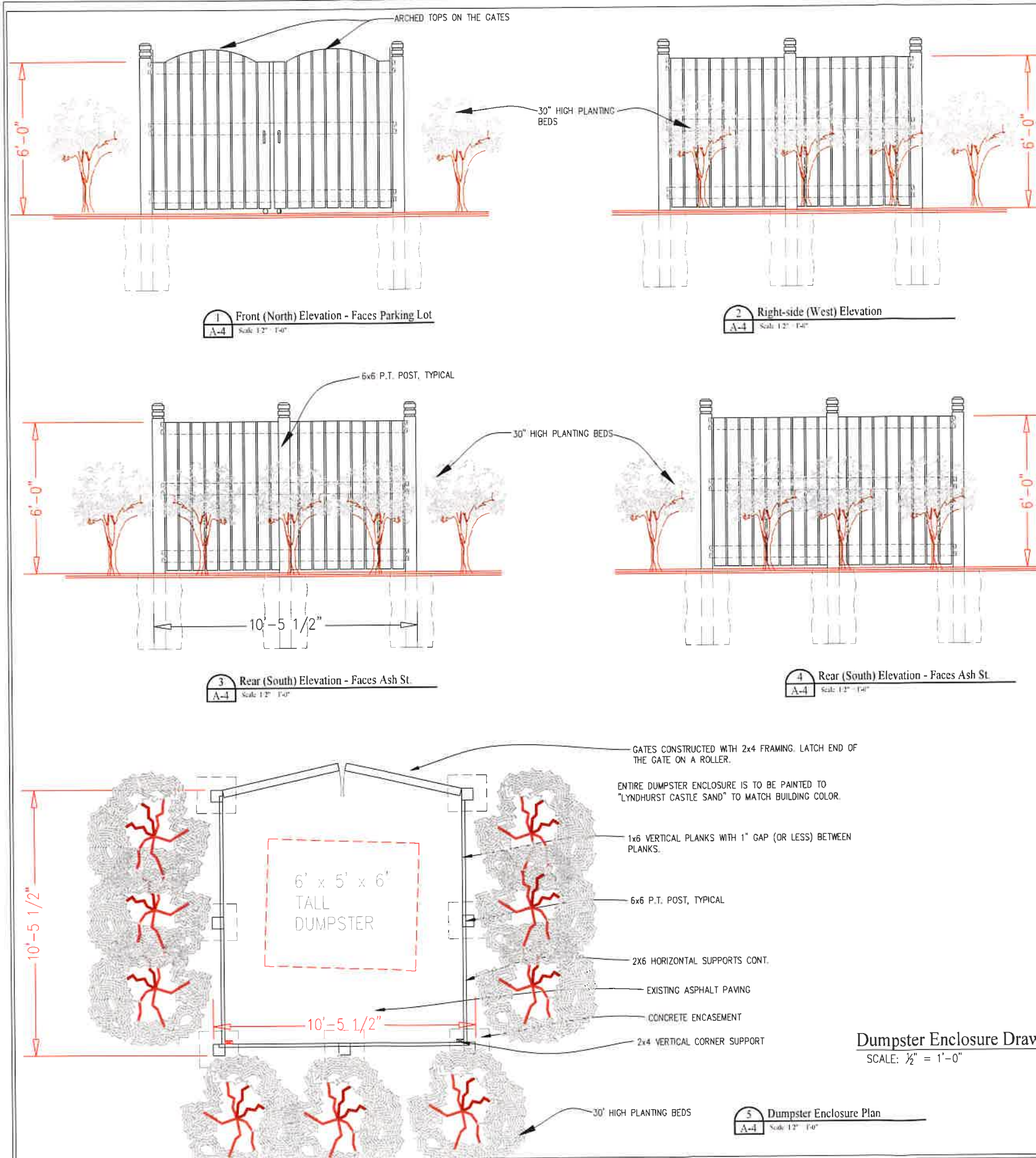
First Love Brew Pub

Dumpster Enclosure Drawings

Project number	2019
Date	10-2
Drawn by	RA
Checked by	---

A-4

Scale	As noted
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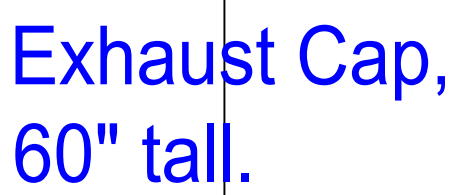




HDC 2019-20 Amendment

EXHIBIT 2

Rooftop Mechanical Layout



Scale $1/4" = 1'-0"$

HDC 2019-20 Amendment

EXHIBIT 3

*Building Permit BLDC 2019-0097 Revision
Showing Mechanical*

Bldg
SSC Planning
11/13/19



Revisions
Duplicate Plans
Additional Information
Revised
10/7/19

This form is to be utilized when submitting a plan revision – whether initiated by the permit holder or required by the plans reviewer, also when submitting duplicate plans for review, when requesting a duplicate set of approved drawings, when requesting a preliminary plans review and when requested information is required by the building or planning department.

Incomplete forms may result in denial of request

Date <i>Nov 13, 2019</i>		Permit number: <i>BLDC-2019-0097</i>
Job Address <i>005 8TH ST.</i>		
Project type <i>BUILD-OUT</i>		
Project name <i>FIRST LOVE BREWERY</i>		
Design professional <i>RICHARD BASSER</i>		
Contractor <i>CHISM DEVELOPMENT & INC</i>		
Describe revision, request, or additional information to current scope of work <i>HEAD & INTRICATE FRI HEAD PLAN</i>		
Type of revision (circle one)	<u>Construction</u> or Site plan	Additional job cost for revision <i>N/A</i>
☐ Corrections/revisions submitted-plans reviewer denied plans		
☒ Owner/contractor revisions submitted		
☐ Requesting a duplicate set of approved plans for field		
☐ Preliminary plan review (review is done as staffing permits)		
Number of sheets submitted <i>2</i>	Submitted by <u>Contractor/Owner</u>	
Name of individual to contact relating to this submittal <i>WAGNER CHISM</i>	Contact information Phone number <i>904 753-9097</i> Email address <i>CHISM712@aol.com</i>	
Office use only		
Building approval Number of sheets <i>2</i>	Planning approval Number of sheets	

Residential: Per fee schedule \$40.00 for five sheets plus \$5.00 for each additional sheet
Commercial: Per fee schedule \$50.00 for five sheets plus \$5.00 for each additional sheet
Preliminary Plans Review Residential: \$150 / Preliminary Plans Review Commercial: \$250

Number of sheets 2 Total charge _____

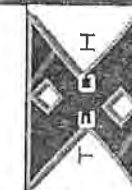
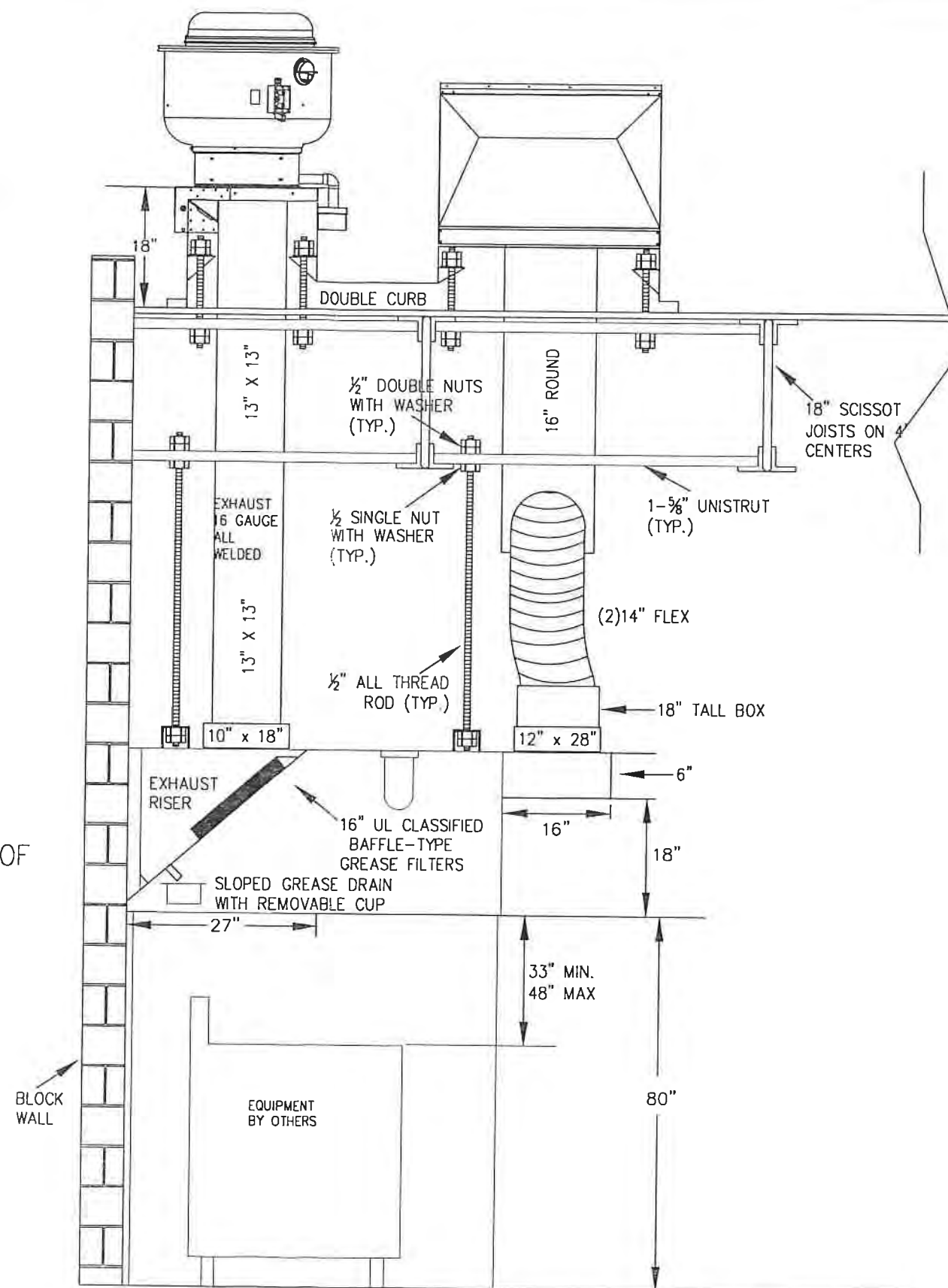
FIRST LOVE BREW PUB

COMPLY WITH ALL NFPA 96 CODES 2017 EDITION

NOTES:

1. ALL ELECTRICAL WORK WILL BE DONE BY OTHERS.
2. ALL GAS WORK AND OR CONNECTIONS WILL BE DONE BY OTHERS.
3. ALL ROOF WORK (DRYING IN OF CURBS) DONE BY OTHERS.
4. FIRE SUPPRESSION SYSTEM DONE BY CINTAS FIRE PROTECTION.

SIDE VIEW OF HOOD



Project: MECHANICAL DETAILS
Description: MECHANICAL DETAILS

Drawn By: RS
Checked By: RS

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF TECH X SERVICES, LLC AND IT SHALL REMAIN BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF TECH X SERVICES, LLC

Contractor:
TECH X SERVICES LLC
525 STEVENS STREET
JACKSONVILLE, FL 32254
Tel: 904.356.9333
www.techxservice.com

Project Name:
FIRST LOVE BREW PUB

DATE: NOVEMBER 4, 2019

SCALE: NOT TO SCALE

SHEET: 2 OF 2



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-39
DECEMBER 19, 2019

Owner/Applicant:	Joel V. Reitzer Jr. & Judith L. Reitzer
Property Address:	1132 White Street
Requested action:	Certificate of Approval (COA) to Construct a one-story single-family residence and accessory structure.
Current zoning:	OT-2
FLUM land use category:	High Density Residential
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

The applicant is seeking to construct a one-story single-family residence with accessory structure and picket fencing.

This case was continued from the November 21, 2019 HDC meeting to allow the applicant time to address issues with an encroachment into the side-yard visibility corridor.

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)
[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)
[OLD TOWN PRESERVATION AND DEVELOPMENT GUIDELINES](#)

ANALYSIS:

Staff finds that the overall design of the home is compatible with the Old Town Historic District and that encroachment issues from the previous meeting have been resolved.

Archaeological Sensitivity – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines.

Staff recommends:

Approval of HDC 2019-39

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-39 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2019-39, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-39 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

**HDC 2019-0**

REC'D: _____ BY: _____

INVOICE #: _____

PAYMENT: _____ TYPE: _____

APPLICATION COMPLETE: Y _____ N _____

PRE-CONFERENCE: Y _____ N _____ DATE _____

**APPLICATION FOR HISTORIC DISTRICT COUNCIL
CERTIFICATE OF APPROVAL (COA)**

BOARD MEETING DATE: _____

PLANNER: _____ DATE: _____

____ APPROVED ____ DENIED

APPROVAL TYPE:☐ Staff Approval☒ Board Approval:Conceptual _____ or Final ✓ gma 11/25/2019**PROJECT TYPE:**☒ New Construction☐ Addition☐ Alteration☐ Relocation☐ Demolition☐ Variance☐ Repair☐ Paint☐ Fence☐ Sign☐ Re-roof☐ Other: _____**PROPERTY INFORMATION** Property information can be found at the [Nassau County Property Appraiser's Website](#) → Map SearchStreet Address: 1132 WHITE STHistoric District: ☐ Downtown ☒ Old Town ☐ CRA WaterfrontParcel Identification Number(s): 00-00-31-1580-0023-0010Zoning District: OT-2 Lot / Block Number (optional) L1 / BLK 23**Owner of Record**As recorded with the Nassau
County Property AppraiserOwner(s) Name JOEL V. REITZER JR
& JUDITH L. REITZER

Company (if applicable)

R4 DEVELOPMENT CO, LLC
JOEL REITZER, ARCHITECT

Street Address

1365 MANLY RD.

City State Zip

FERNANDINA BCH, FL 32034

Telephone Number

904-607-3636

Email Address

joelreitzer@r4development.com**Applicant
or Agent**If other than owner. If an agent will be
representing the owner, an Owner's Authorization
For Agent Representation form must be included

Applicant Name

Company (if applicable)

Street Address

City State Zip

Telephone Number

Email Address

PROJECT DESCRIPTION (REQUIRED)

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

WE PROPOSE TO BUILD A NEW HOME ON THIS VACANT LOT. THE HOME WILL HAVE 1654 S.F. OF HEATED AREA, WITH A TOTAL AREA OF 2155 S.F. (INCLUDING PORCHES AND STORAGE). ALL SETBACKS AND VIEW CORRIDORS ARE OBSERVED. NEW HOMES RECENTLY BUILT ON 3 SIDES OF THE PROPERTY ARE OBSERVED AND PROTECTED, IN TERMS OF WINDOWS AND MATERIALS. HDC AND "OLD TOWN" GUIDELINES ARE RECOGNIZED.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

HOME TO BE BUILT ON CONCRETE SLAB FOUNDATION, 2X6 EXT. WALLS, BOARD & BATT CEMENT SIDING, STANDING SEAM METAL ROOFING, GLAD WOOD WINDOWS, PORCHES W/COMPOSITE COLUMNS, WOOD SOFFITS, ALUMINUM PICKET FENCING. ACCESSORY STRUCTURE TO BE OF SAME MATERIALS AS MAIN HOUSE. 3BR / 2 BATHS WITH SINGLE LIVING/DINING/KITCHEN SPACE. SEE FLOOR PLAN AND SITE PLAN.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	JAMES HARDIE	CEMENT SIDING W/CEMENT BATTENS	FL19901-R2	WHITE ACCENT WOOD
Doors	ANDERSEN JELD-WEN	WOOD	FL1097-R14 FL10963-R6	
Windows or	ANDERSEN JELD-WEN	400 SERIES (SEE A2) (ALT)	FL-1091-R17	BLACK FRAME
Roofing	SS MTL OR 5VEE	GALVALUME	FL11560-R3	SILVER GALVALUME
Fascia/Trim	ALUM	GALVALUME	FL11560-R3	GALVALUME SILVER
Foundation	CONC.	SLAB ON GRADE STEM-WALL		PAINT - COLOR #1 SEE PT SCH
Shutters	N/A			
Porch/Deck	N/A	BRICK PAVERS CONC. EDGES		TAN/BROWN/GRAY
Fencing				
Driveways/Sidewalks	GRAVEL CONC. EDGES	GRAVEL CONC. EDGES		
Signage				
Other				
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Department of Planning & Conservation may require additional drawings, specifications or information in order to complete the application review.

CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the historic district council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR
STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
	Proof of ownership (copy of deed or tax statement)	
	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	
	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
	Photographs of the existing site and existing buildings if any, including views from the street.	
	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
	New construction applications <u>must</u> show context of project within existing streetscape.	
	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	

CERTIFICATION (REQUIRED)

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

10-25-2019

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

ss }

Subscribed and sworn to before me this 16 day of OCTOBER, 2019.

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification X ID Produced: FCPL



City of Fernandina Beach, Department of Planning & Conservation - 204 Ash Street Fernandina Beach, FL 32034

P: 904.310.3480 - Email: PlanningInfo@fbfl.city - www.fbfl.us

Record and Return to:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

File Number: 19-005

Inst: 201945004613 Date: 02/14/2019 Time: 12:36PM
Page 1 of 2 B: 2255 P: 796, Doc Type: D
John A. Crawford, Clerk of Court, Nassau County,
By: TP, Deputy Clerk
Doc Stamp-Deed: 539.00

General Warranty Deed

Made this February 12, 2019 A.D. By Martin A. Pauls and Deborah A. Pauls, husband and wife, whose post office address is: 335 North Fletcher Avenue, Fernandina Beach, Florida 32034, hereinafter called the grantor, to Judith L. Reitzer and Joel V. Reitzer, Jr. wife and husband, whose post office address is: 1365 Manucy Road, Fernandina Beach, Florida 32034, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:

Lots 1, Block 23, OLD TOWN, of the Public Records of Nassau County, Florida.

Parcel ID Number: 00-00-31-1580-0023-0010

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

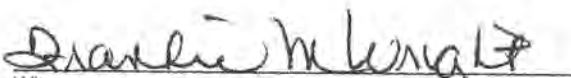
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

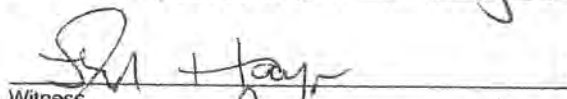
Record and Return to:
Andrea F. Lennon, P.A.
3391 South Fletcher Avenue
Fernandina Beach, Florida 32034

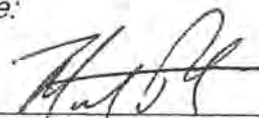
File Number: 19-005

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

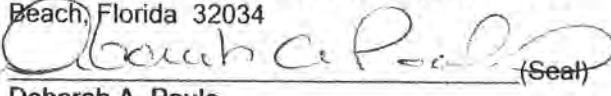
Signed, sealed and delivered in our presence:


Witness
Printed Name: Frankie M. Wright


Witness
Printed Name: Ann M. Hays



(Seal)
Martin A. Pauls
Address: 335 North Fletcher Avenue, Fernandina
Beach, Florida 32034



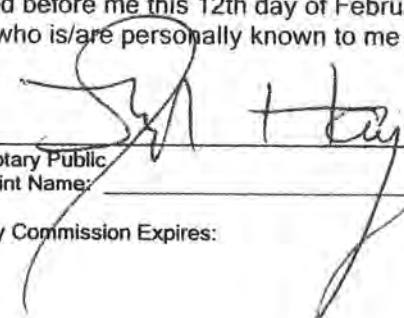
(Seal)
Deborah A. Pauls
Address:

State of Florida

County of Nassau

The foregoing instrument was acknowledged before me this 12th day of February, 2019, by Martin A. Pauls and Deborah A. Pauls, husband and wife, who is/are personally known to me or who has produced a Driver's License as identification.





Notary Public
Print Name: _____

My Commission Expires: _____



A. Michael Hickox
Nassau County Property Appraiser

Land Use Report**Zoning****Results**

OT-2

Note: (Must be verified with Municipality)

Future Land Use

HIGH DENSITY RESIDENTIAL

Note: (Must be verified with Municipality)

Community Development District

No

Community Redevelopment Area

No

Note: (Must be verified with City of Fernandina Beach)

Historic District

YES - Old Town Historic District

Note: (Must be verified with City of Fernandina Beach)

Municipal Service Benefit Unit (MSBU)

No

Mobility Fee Zone

Zone 1

The Nassau County interactive map displays GIS data that is subject to continual updating, change and the data accuracy representations adjustments over time. The information contained within this document is not intended to be used for the preparation of construction documents and under no circumstance shall this product or representations from this product be used for final design purposes.

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COLOR SCHEDULE 1132 WHITE ST. – OLD TOWN

COLOR 1

FIELD COLOR – EXTERIOR WALLS

SHERWIN WILLIAMS- SW 7648, "BIG CHILL"

256-C7

SW 7648
Big Chill

COLOR 2

TRIM COLOR- EXTERIOR DOORS, WINDOWS, CORNERS, TRIM

SHERWIN WILLIAMS- SW 7006, "EXTRA WHITE"

257-C1

SW 7006
Extra White

COLOR 3

EXTERIOR DOORS AND WINDOWS

ANDERSEN AND PAINT TO MATCH

SHERWIN WILLIAMS SW 7069, IRON ORE

251-C7

SW 7069
Iron Ore

WINDOW AND DOOR SCHEDULE 1132 WHITE ST. – OLD TOWN

WINDOW A

Andersen Casement Window C 15 – 2'-0-1/8" X 4'-11-7/8" Straight Arm

Exterior Color- Black

WINDOW B

Andersen Casement Window CW 15 – 2'-4-3/8" X 4'-11-7/8" - Straight Arm

Exterior Color- Black (Bedroom Egress Windows)

WINDOW C

Andersen Casement Window CN 13 – 1'-8-1/2" X 2'-11-1/16" - Straight Arm

Exterior Color- Black

WINDOW D

Andersen Awning Window C 12 – 2'-0-1/8" X 2'-0-1/8" - Awning

Exterior Color- Black

WINDOW E

Andersen Fixed Glass (like Awning) C 12 – 2'-0-1/8" X 2'-0-1/8" - Fixed Glass w/ lites

Exterior Color- Black

DOOR 1

Andersen Clad Door- Swing-in, Model # 36 S 102- Full Tempered Glass – 36" X 82"

Exterior Color- Black

DOOR 2

Jeld Wen , Half Glass Privacy Fiberglass – 36" X 80 X 1/3/4" w/ Closer

Exterior Color- Black (Match SW-7069 (Iron Ore)

Model # LOWOLJW23189995

Custom/Replacement Window Size Range

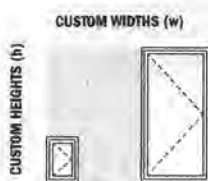


Available in 1/8" (3) increments between minimum and maximum widths and heights. Windows can also be custom sized to match standard sizes ending in a sixteenth of an inch. Some restrictions apply, contact your Andersen supplier.

Custom sizing is available for single windows only. To achieve custom-size double or triple combinations, join custom-size single windows. For minimum rough opening dimensions for joined windows see specific joining instruction guides.

Measurement guide for custom sized windows can be found at andersenwindows.com/measure.

Minimum and maximum widths and heights.



Casement Stationary/Venting

(w) 1'-5" (432) to 2'-11 15/16" (913) X (h) 2'-0 1/8" (613) to 5'-11 7/8" (1826)

Casement/Awning Transom (CTR)

(w) 1'-5" (432) to 7'-0 5/8" (2150) X (h) 1'-0" (305)

Custom/Replacement Casement Window Opening Specifications

Clear Opg.	Width = window width - 5.81" (148) = (window width - 9.66" (245)) X 1.07 = window width - 9.70" (246) Height = window height - 4.43" (113) = window height - 4.85" (123)	Width ≥ 24 1/8" (613) with straight arm operator Width ≥ 28 3/8" (721) with straight arm operator & control bracket Width ≥ 17" (432) with split arm operator Height ≥ 40 13/16" (1037) and < 48" (1219); Width ≥ 28 3/8" (721) and < 31 1/2" (800) All other window heights	Min. R.O.	Width = window width + 1/2" (13) Height = window height + 1/2" (13)
Vent Opg.	Width = window width - 5.81" (148) = window width - 6.10" (155) Height = window height - 4.43" (113) = window height - 4.85" (123)	Width ≥ 24 1/8" (613) with straight arm operator Width ≥ 17" (432) with split arm operator Height ≥ 40 13/16" (1037) and < 48" (1219); Width ≥ 28 3/8" (721) and < 31 1/2" (800) All other window heights	Unobstr.	Width = window width - 4.40" (112) Height = window height - 4.95" (126)

• Dimensions in parentheses are in millimeters.

• Refer to andersenwindows.com/measure for detailed instructions on how to properly measure for custom-size windows.

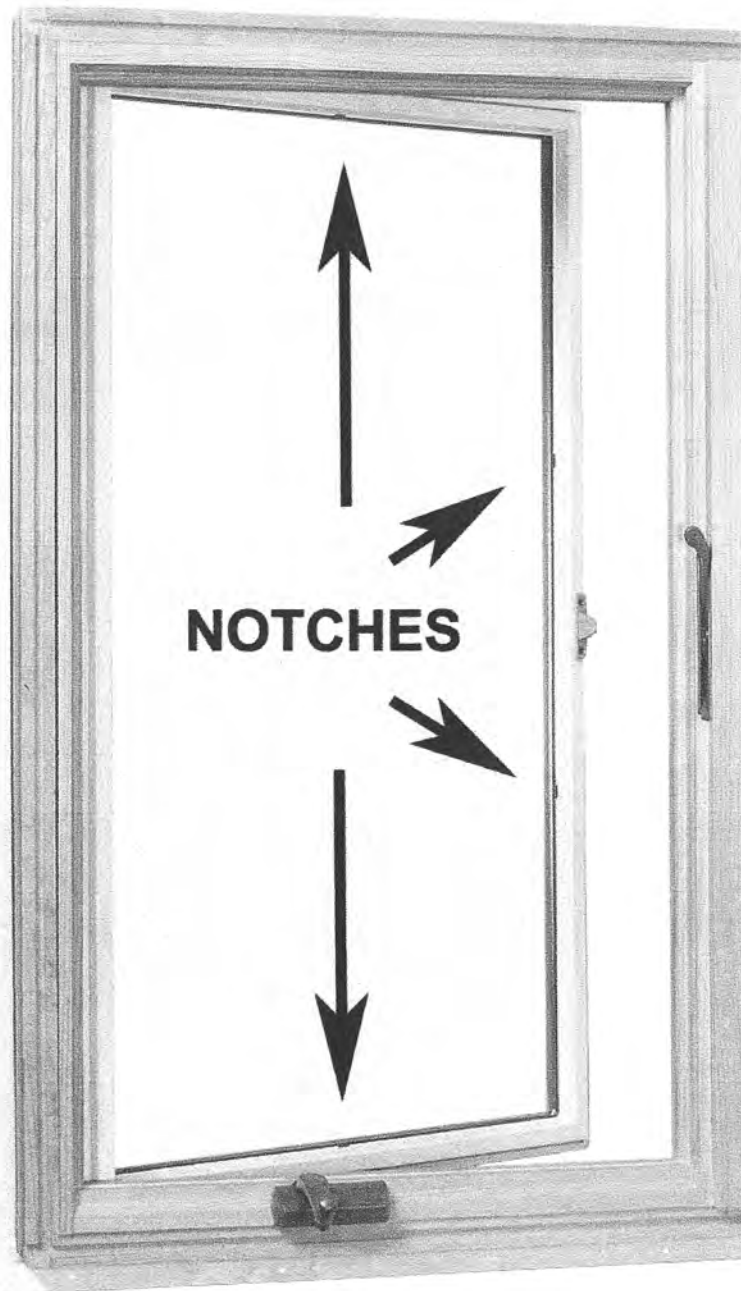
400 Series Perma-Shield® Improved/E-Z Casement Windows (1999 to Present)

Standard, Transom and Picture Windows

Sash

Sash Illustration - Notched (1999 - 12/2012)

Note:



Scale $\frac{1}{8}"$ (3) = 1'-0" (305) = 1:96

* "Window Dimension" always refers to outside frame to frame dimension.
 * **"Minimum Rough Opening" dimensions may need to be increased to allow for use of building wraps, flashing, sill panning, brackets, fasteners or other items.**
 * Dimensions in parentheses are in millimeters.
 Ø Meet or exceed clear opening area of 5.7 sq.ft. or 0.53 m², clear opening width of 20" (508) and clear opening height of 24" (610) with appropriate hardware, straight or split arm operator, specified.
 * Meet clear opening width of 20" (508) using sill hinge control bracket with split arm operator specified (bracket can be pivoted for cleaning position) and meet clear opening width of 22" (559) with straight arm operator specified.
 * *Available with straight arm operators only.

2x2 MTL. FLSH

1x2 DRIP

1x4 TRIM

GYP.

INT. TRIM

WDW UNIT

METAL FLSH'G

1x2 DRIP

1x4 TRIM

JAMB EXT

INT TRIM

GYP PD

R 15 INSUL

1x3 PATTEMS

2x2 MTL. FLSH

1x2 DRIP

(CEM)

1x4 to 1x6
BASE

1x6 BASE

FLOORING

TBD - REF
GRADES

SLAB AND
REVEAL

WALL ANCHORS - SEE STR

EXT. WALL TRIM
DETAILS

(DESIGN DEVELOPMENT)

1132 WHITE ST.

6" ±
7 5/8"

1"



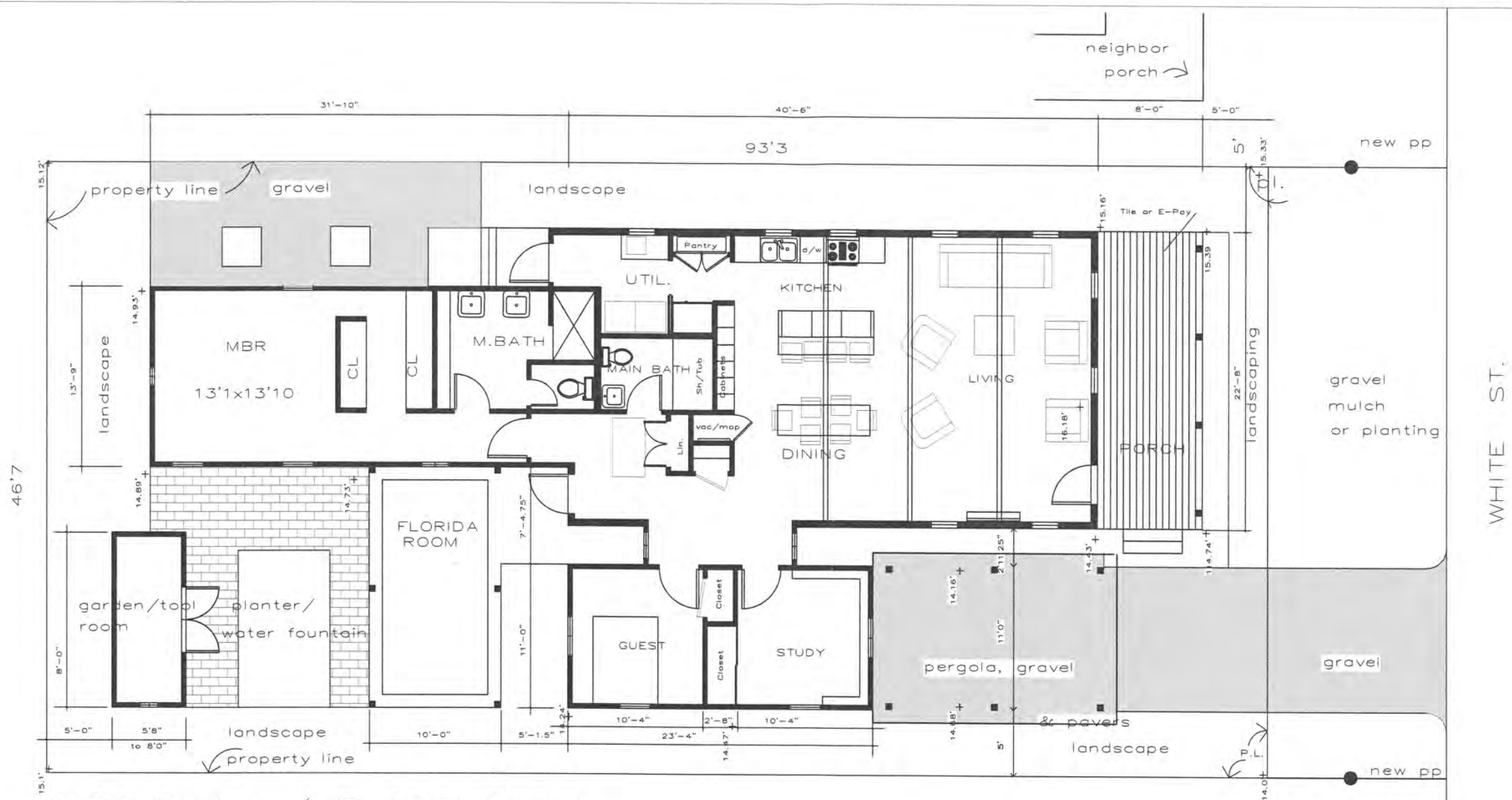


SPEED
LIMIT
35



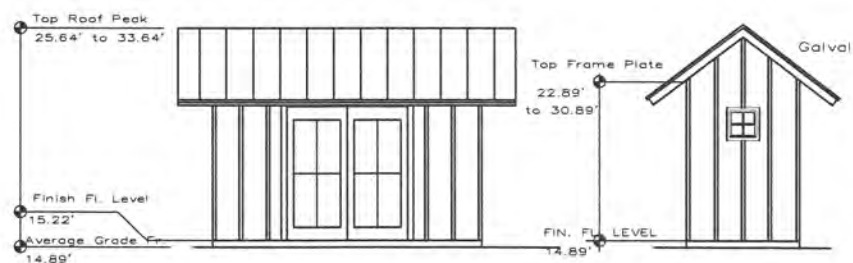






SITE PLAN / FLOOR PLAN

SCALE

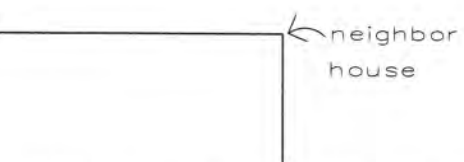


FRONT ELEVATION
GARDEN ROOM

SIDE ELEVATION

Galvalume Metal Roof and Edges

5/16 Cement Panels
Over 5/8" C.D.X Plywd.
1X3 Cem. Batts @ 16" O.C.



1654 S.F. HEATED AREA (to outside walls)
FR. PCH. AREA (CONNECTING ELEMENT)
FLORIDA ROOM (CONNECTING ELEMENT)
PERGOLA CONC. AREA (CONNECTING ELEMENT)
GARDEN ROOM ON POSTS (CONNECT'G EL.)
84 S.F. LANDSCAPE WATER FEATURE/POOL

1734 S.F. LOT COVERAGE
4353 S.F. LOT AREA
39.83 % LOT COVERAGE
updated- 11-25-2019

HDC final sheet A-1

DESIGN DEVELOPMENT-1132 WHITE ST.
CITY OF FERNANDINA BEACH

HISTORIC REVIEW OLD TOWN RESIDENCE

164 DEVELOPMENT DEL. LTD.
JOEL RUTHER ARCHITECT
13355 MANHATTAN ROAD
FERNANDINA BEACH FL 32034

34
DEVELOPMENT
PROGRAM MANAGEMENT • ARCHITECTURE • REAL ESTATE DEVELOPMENT

No.	Revisions	Date	By
1	REVISED PER	11/25/2019	JVR
2	REVISED PER	11/25/2019	JVR
3	REVISED PER	11/25/2019	JVR
4	REVISED PER	11/25/2019	JVR
5	REVISED PER	11/25/2019	JVR
6	REVISED PER	11/25/2019	JVR
7	REVISED PER	11/25/2019	JVR

Date 11-25-2019

Scale SCALE-VARIES

Drawn JVR

Checked By JR

Job JOB_NO.

Sheet

A-1



CROSS SECTION

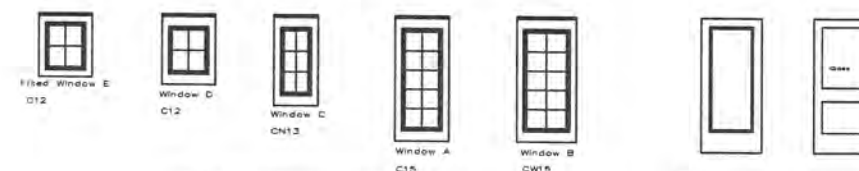


FRONT / NORTH ELEVATION



EAST ELEVATION

SCALE



ANDERSEN CASEMENT/AWNING SERIES 400

WINDOW AND DOOR TYPES

HDC final sheet A-2

DESIGN DEVELOPMENT-1132, WHITE, ST.
CITY OF FERNANDINA, BEACH

HISTORIC REVIEW, OLD TOWN RESIDENCE

RA DEVELOPMENT LLC, LLC
JOEL RENTZGER, ARCHITECT
FL LICENSE # AR000009
FERNANDINA BEACH, FL 32034

RA DEVELOPMENT
PROGRAM MANAGEMENT • ARCHITECTURE • REAL ESTATE DEVELOPMENT

No.	By	Date	Revisions
1	JVR	11-25-2019	REVISION 1
2	JVR	11-25-2019	REVISION 2
3	JVR	11-25-2019	REVISION 3
4	JVR	11-25-2019	REVISION 4
5	JVR	11-25-2019	REVISION 5
6	JVR	11-25-2019	REVISION 6
7	JVR	11-25-2019	REVISION 7

Date 11-25-2019

Scale SCALE-VARIES

Drawn JVR

Checked By JR

Job JOB_NO.

Sheet

A-2



Top Roof Peak
31.81'

Top Frame Plate
26.055'

Utility Room Porch
w/ roof structure

Finish F. Level
16.18'

Average Grade Fr.
14.81'

Fixed Window E

Window D

Glass

Door 2

Window C

Fixed Window E

Window A

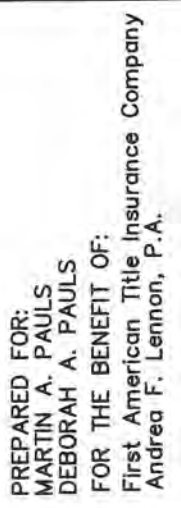
5/16 Cement Panels
Over 5/8" C.D.X Plywd.
1X3 Cem. Battens @ 16" O.C.

REAR / SOUTH ELEVATION



A-3

LOT 1, BLOCK 23, OLD TOWN



1) The "Legal Description" hereon is in accord with the description provided by the client.

- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on N 82°15'13" E" W for the South right of way line of White Street, Nassau County, Florida. Assumed).
- 5) Fence-ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 7) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0229F. Dated DECEMBER 17, 2010.
- 8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: Alan Franklin Glass
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

COASTLINE SURVEY, PLLC
114 S. HELSEMA ROAD, JACKSONVILLE, FLORIDA 32220
(904) 693-8644 * CELL (904) 370-0318
LICENSE BUSINESS NO. 8118

COASTLINE SURVEY, PLLC

LEGEND

E = AERIAL UTILITY WIRES
E- = AIR CROWDER
A/C = AIR CONDUIT
AKC = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
TV = CABLE TELEVISION PEDESTAL
C = CENTRAL ANGLE
C- = CENTERLINE
--x-x-- = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE

CONC. = CONCRETE
CONC. PLATWORK
CMP = CORRUGATED METAL PIPE
E = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
F.P. = FIRE HYDRANT
G = GAS METER
L = ARC LENGTH
CH = CHORD BEARING
CD = CHORD DISTANCE

MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
P.B.C. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
S = SEWER CLEANOUT
S- = SEWER MANHOLE

(M) = STORM MANHOLE
(T) = TELEPHONE PEDESTAL
W- = WOOD FENCE POST
WM = WOOD POWER POLE
WM = WATER METER
W = WELL

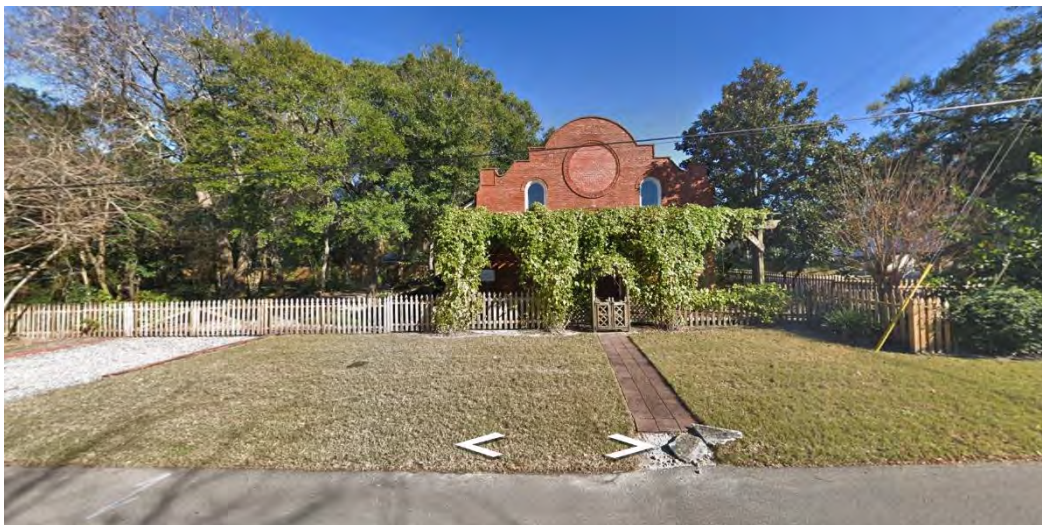
SCALE:	1" = 30'
DATE:	7-8-17
DRN BY:	WWG
CKD BY:	AFG
JOB NO:	CS-17085
F.B. NO:	DC
PAGE NO:	DC



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-41
DECEMBER 19, 2019

Owner/Applicant:	GLR Trust Agreement, Michael H. Huffman and Karen L. Huffman
Property Address:	303 Calhoun Street
Parcel Identification #	00-00-31-1800-0017-0010
Current zoning:	R-2
FLUM land use category:	Medium-Density Residential
Existing uses on the site:	Single-Family Residential
FL Master Site File #	8NA00265
Year Built:	1888 (NCPA) Pre-1926 (FMSF)
Contributing Status:	Contributing
Requested action:	Certificate of Approval (COA) to Construct two accessory structures.

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

This contributing resource, built around 1925, is a former church (St. Peter Claver) that has been adapted to serve as a single-family dwelling.

A variation of this project was previously heard by the Historic District Council on March 15, 2018 as HDC 2018-08. Approval was granted for the construction of two accessory structures, 625 sq. ft. and 375 sq. ft. in size.

Since then, the applicant has found that a second foundation exists on the site which is similar in appearance to that of the historic church. In order to retain the historic foundation, the applicant has redesigned the accessory structures so that the larger will sit within the historic foundation and preserve it. The accessory structures will be 550 sq. ft and 525 sq. ft. in size and be connected with a covered breezeway. The design and materials remain the same from the previously approved project, which drew inspiration from the historic primary structure.

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[DOWNTOWN HISTORIC DISTRICT GUIDELINES](#)

ANALYSIS:

Staff finds that the design of the accessory structures is compatible with the historic primary structure and the surrounding neighborhood. Although, information about the history of the foundation has not yet been found, retaining this site feature allows it to be studied further in the future and is in keeping with the Secretary of the Interior's Standard number 8 which states that *"significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."*

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines.

Staff recommends:

Approval of HDC 2019-41

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-41 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2019-41, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Downtown Historic District Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-41 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner



HDC 2019-0041

REC'D: 11/20/19 BY: [Signature]

INVOICE #: 5682

PAYMENT: \$200 TYPE: OK 20641

APPLICATION COMPLETE: Y ___ N ___

PRE-CONFERENCE: Y ___ N ___ DATE: _____

BOARD MEETING DATE: _____

PLANNER: _____ DATE: _____

___ APPROVED ___ DENIED

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

APPROVAL TYPE:

☐ Staff Approval

☒ Board Approval: Conceptual _____ or Final ☒

PROJECT TYPE:

☐ New Construction ☒ Addition ☐ Alteration ☐ Relocation ☐ Demolition ☐ Variance

☐ Repair ☐ Paint ☐ Fence ☐ Sign ☐ Re-roof ☐ Other: _____

PROPERTY INFORMATION

Property information can be found at the [Nassau County Property Appraiser's Website](#) → Map Search

Street Address: 303 CALHOUN STREET

Historic District: ☒ Downtown ☐ Old Town ☐ CRA Waterfront

Parcel Identification Number(s): 00-00-31-1800-0017-0010

Zoning District: R-2 Lot / Block Number (optional) 1431-34/BLK 17

Owner of Record

As recorded with the Nassau
County Property Appraiser

Owner(s) Name GLR TRUST AGREEMENT
MICHAEL H. HUFFMAN & KAREN L. HUFFMAN

Company (if applicable)

Street Address

P.O. Box 13536

City State Zip

DAYTON, OH 45413

Telephone Number

(937) 546-2876

Email Address

MIKE@HUFFDOG.COM

Applicant or Agent

If other than owner. If an agent will be
representing the owner, an Owner's Authorization
For Agent Representation form must be included

Applicant Name

Company (if applicable)

COTNER ASSOCIATES, INC. ARCHITECTS

Street Address

9 S. 3RD ST.

City State Zip

FERNANDINA BEACH, FL 32034

Telephone Number

(904) 277-4593

Email Address

JOHN@COTNERASSOCIATES.COM

PROJECT DESCRIPTION (REQUIRED)

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

PLEASE SEE ATTACHED PHOTOS.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

CONSTRUCTION OF TWO NEW ACCESSORY GARAGE STRUCTURES OF 550 S.F. & 525 S.F. TOTALING 1075 S.F. AND COVERED WALKWAY CONNECTING THE EXISTING RESIDENCE TO NEW GARAGES. THE PROPOSED GARAGE LOCATION WILL BE LOCATED ON SITE TO PRESERVE EXISTING HISTORIC FOUNDATION.

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric		<i>SAND FINISH STUCCO</i>		<i>RED - MATCH EXISTING BRICK</i>
Doors <i>GARAGE</i>	<i>CLOPAY TRUSTILE</i>	<i>GRAND HARBOR COLLECTION DESIGN #12 TS 2190 - paneled composite</i>		<i>5024 WHITE - MATCH EXISTING RESIDENCE</i>
Windows		<i>N/A</i>		
Roofing	<i>GAF</i>	<i>3 TAB ROOF SHINGLES</i>		<i>RUSSET RED - MATCH EXISTING RESIDENCE</i>
Fascia/Trim		<i>P.T. PINE</i>		<i>WHITE - MATCH EXISTING RESIDENCE</i>
Foundation		<i>CONCRETE</i>		
Shutters		<i>N/A</i>		
Porch/Deck		<i>CONCRETE PAVERS</i>		<i>NATURAL TONES MATCH EXISTING</i>
Fencing		<i>N/A</i>		
Driveways/Sidewalks		<i>GRAVEL</i>		<i>MATCH EXISTING</i>
Signage		<i>N/A</i>		
Other <i>BRACKETED ROOF</i>	<i>SOUTHEASTERN METALS</i>	<i>5V CRIMP METAL ROOFING</i>		<i>NATURAL</i>
PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.				



HISTORIC DISTRICT COUNCIL APPLICATION CHECKLIST

These requirements are not inclusive of the requirements for the proposed work. The Department of Planning & Conservation may require additional drawings, specifications or information in order to complete the application review.

CONCEPTUAL APPROVALS

Conceptual approvals are provided by the HDC as a courtesy to the applicant in an effort to allow comment from the historic district council and citizens during the conceptual design process. The HDC will provide the applicant with feedback and guidance relating to the proposal and take a vote to indicate whether the board feels the proposal is adequately appropriate to proceed. In all cases, the applicant must return to the HDC to seek final approval of their projects. There is no additional fee for this review above the Certificate of Approval fee.

STAFF REVIEW OR BOARD REVIEW FINAL APPROVAL

THE FOLLOWING MUST BE PROVIDED IN ORDER TO BE A COMPLETE APPLICATION FOR
STAFF APPROVAL OR FINAL APPROVAL BY THE BOARD:

Applicant (Initials)	Please submit 1 copy of each of the following:	Staff (Initials)
ACP	Proof of ownership (copy of deed or tax statement)	
ACP	11x17 signed, sealed, scaled survey of property. Completed within the last 2 years.	
ACP	11x17 scaled site plan of the proposed work, including lot dimensions, setbacks, finished floor elevations, and any changes as a result of proposed building footprints	
ACP	Site plan <u>must</u> show all trees greater than 5" diameter at breast height (DBH) and indicate any trees that are to be removed as part of the scope of work.	
ACP	Photographs of the existing site and existing buildings if any, including views from the street.	
ACP	11x17 drawings to scale showing ALL existing and proposed exterior elevations of primary <u>and/or</u> accessory buildings. Existing vs. proposed features should be clearly delineated with labels, shading, and/or hatching.	
ACP	Elevations <u>must</u> include specific material and detail information with call outs that define all visible exterior elements, such as (but not limited to): wall finishes, foundation wall finish, corner-boards, water-tables, barge-boards, cornice trim, door trim, window trim, column elements, railings, roof fascia, balcony trim elements, supporting/decorative brackets, gable end decorative elements, shutters, roof finishes, chimney finish, privacy fences, picket fences, gates, utility yard screens, gazebos, outdoor shower screens, etc. Provide specific detail views of features that cannot be called out with notes on the elevations. Examples include porch details, pier elements, lattice infill components, soffit and cornice trim detailing, etc.	
N/A	Elevations and/or site plan <u>must</u> show all proposed mechanical and plumbing equipment (HVAC, hood vents, backflow preventers, etc.)	
ACP	Product/material details and specifications, including brochures or printouts, for any proposed material as applicable and not limited to: doors, windows, roofing, exterior fabric, fascia/trim, shutters, fencing, sidewalk/driveway, landscaping, foundation, porch/deck, sheds, and proposed colors for ALL surfaces to be painted/stained/treated.	
	New construction applications <u>must</u> show context of project within existing streetscape.	
	For any fencing proposed to be located on a common property line, written consent of the adjacent property owners shall be provided as required by LDC 5.01.10(B).	

CERTIFICATION (REQUIRED)

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Community Development Department to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for **one year** from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Date

Signature of Applicant

STATE OF FLORIDA

COUNTY OF NASSAU

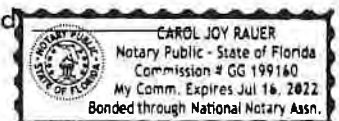
Subscribed and sworn to in my presence this 20th day of November, 2019, by
JOHN M. COTNER.

Notary Public: Signature

Printed Name

My Commission Expires

Personally Known ☒ OR Produced Identification ☐ ID Produced ☐





OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

WE MICHAEL A. HUFFMAN & KAREN L. HUFFMAN, TRUSTEES OF THE GLR TRUST
(print name of property owner(s)) AGREEMENT

hereby authorize: COTNER ASSOCIATES, INC. ARCHITECTS
(print name of agent)

to represent me/us in processing an application for: HDC
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

[Signature]
(Signature of owner)

[Signature]
(Signature of owner)

Michael H Huffman
(Print name of owner)

Karen Huffman
(Print name of owner)

0410
STATE OF FLORIDA }
COUNTY OF MIAMI SS }
NASSAU

Subscribed and sworn to before me this 31 day of Jan., 2018.

[Signature]
Notary Public: Signature

Jill Stoner
Printed Name

3-16-22
My Commission Expires

Personally Known ✓ OR Produced Identification _____ ID Produced: _____



JILL STONER
Notary Public, State of Ohio
My Commission Expires
March 16, 2022

A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER

PROPERTY INFORMATION

Parcel Number 00-00-31-1800-0017-0010

Owner Name GLR TRUST AGREEMENT
Mailing Address MICHAEL HUFFMAN TRUSTEES ET AL
PO BOX 13536
DAYTON, OH 45413
Location Address 303 CALHOUN ST
FERNANDINA BEACH 32034
Tax District FERNANDINA BEACH
Milage 20.3245
Homestead No
Property Usage SINGLE FAM 000100
Deed Acres 0
Short Legal BLOCK 17 LOTS 1 & 31 THRU 34 IN OR 1940/202 CITY OF FDNA
BEACH

2019 Certified Values

Land Value	\$175,000
(+) Improved Value	\$362,247
(=) Market Value	\$537,247
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$
(=) Assessed Value	\$537,247
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$537,247
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$537,247

Note - *10% Cap does not apply to School Taxable Value

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO



If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFORMATION

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Exterior	Secondary Exterior	Heating	Cooling	Actual Year Built
SNGL FAM	4561	3611	3	3	CEDAR	COMMON BRK	AIR DUCTED	FORCED AIR	1888



MISCELLANEOUS INFORMATION

Description	Dimensions L X W	Units	Year Built
CONCRETE A	18 X 23	414	1980
CONCRETE A	4 X 8	32	1993
TRELLIS A	16 X 37	592	2007
TRELLIS A	12 X 12	144	2007

SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
2014-09-25	1940 / 202	\$529,000	WD	Q	Y	INGEBRIGHTSEN CATHERINE W & NILS MAGNUS SAGEN	GLR TRUST AGREEMENT
2009-03-06	1609 / 1737	\$100	WD	U	Y	HISTORIC PROPERTY GROUP INC	INGEBRIGHTSEN CATHERINE W
2006-11-02	1456 / 957	\$100	QC	U	Y	HISTORIC PROPERTY GROUP INC	INGEBRIGHTSEN CATHERINE
2004-05-10	1228 / 1491	\$275,000	WD	Q	Y	BERNREUTER CHARLES H ETAL	HISTORIC PROPERTY GROUP INC
1997-04-07	789 / 1150	\$100	QC	U	Y	BERNREUTER DOROTHY J	BERNREUTER DOROTHY J L/E
1996-08-29	769 / 1494	\$100	QC	U	Y	BERNREUTER DOROTHY J	BERNREUTER DOROTHY J L/E
1981-05-01	337 / 222	\$25,000	WD	Q	Y		
1976-01-01	218 / 367	\$11,500	WD	Q	Y		

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 14-325

General Warranty Deed

Made this September 25th, 2014 A.D. By Catherine W. Ingebrigtsen joined by her husband Nils Magnus Sagen Ingebrigtsen, hereinafter called the grantor, to Michael H. Huffman and Karen L. Huffman, as Trustees of The GLR Trust Agreement dated September 9, 2014, whose post office address is: P.O. Box 13536, Dayton, OH 45413, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

**ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE,
LYING AND BEING IN THE CITY OF FERNANDINA BEACH,
(FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE
OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE
OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY
THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED,
REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT
COMPANY IN 1887 AND 1901) AS:**

LOTS 1, 31, 32, 33, AND 34, BLOCK 17, CITY OF FERNANDINA BEACH.

*****Pursuant to F.S. 689.073, this deed confers upon the Trustee the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or to otherwise manage and dispose of the real property described herein*****

Parcel ID Number: 00-00-31-1800-0017-0010

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2013.

Prepared by:
Andrea F. Lennon, P.A.
961687 Gateway Blvd. Suite 101L
Amelia Island, Florida 32034

File Number: 14-325

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Joseph J. Foutajar Catherine W. Ingebrigtsen (Seal)
Printed Name: Joseph J. Foutajar Catherine W. Ingebrigtsen

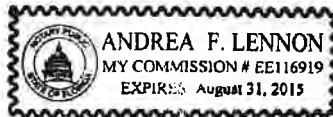
Witness Andrea F. Lennon Nils Magnus Sagen Ingebrigtsen (Seal)
Printed Name: Andrea F. Lennon Nils Magnus Sagen Ingebrigtsen

State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 25th day of September, 2014, by Catherine W. Ingebrigtsen and her husband Nils Magnus Sagen Ingebrigtsen, who have produced drivers license as identification and did not take an oath.

Andrea F. Lennon
Notary Public
Print Name: Andrea F. Lennon

My Commission Expires:





Cotner Associates, Inc.

A r c h i t e c t s

LETTER OF TRANSMITTAL

To: Sal Cumella
Company: City of Fernandina Beach
Phone:
Re: 303 Calhoun Street, Huffman
Project #: 151467.00
From: John M. Cotner, AIA
Date: November 20, 2019
Pages excluding cover: Forty-one (41)
Sent via: Deliver

Please find the following:

Completed HDC application
Check 21950 for \$200.00 fee
Proof of ownership
Photos

Cut sheets for materials

Survey

Two (2) sets of updated plans which include:

- 1) Cover sheet
- 2) A-1 Site plan & elevations
- 3) A-2 Floor plan & details
- 4) A-3 Sections, details & framing
- 5) A-4 General notes





















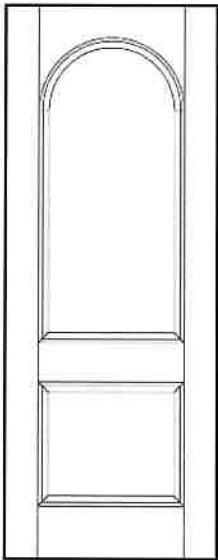


Home / Products / Panel Doors / TS Series Door Styles / TS2190

TS2190

Mediterranean Victorian

OVERVIEW PROFILES WOOD SPECIES GLASS LEATHER METAL



- Series:
Application:
Thickness:
Construction:

Available Fire Rating:
- TruStile (TS) Series
Interior, Exterior
1-3/8", 1-3/4", 2-1/4"
TruStile MDF
TruStile Reserve Wood

20 45 60 90

Where to Buy

Search by City & State or Zip

☒ Homeowner ☐ Build Profe

Search

TS2180
Previous Door

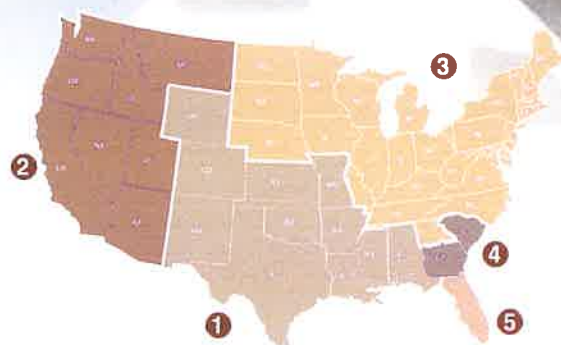
TS2200
Next Door



ROYAL SOVEREIGN[®]

THREE-TAB SHINGLES

(Only available in the U.S.)



Color Availability

		1	2	3	4	5
Most Popular Colors:						
Autumn Brown		•		•	•	•
Charcoal		•	•	•	•	•
Golden Cedar		•		•	•	•
Silver Lining				•		•
Weathered Gray		•		•	•	•
White ^{1,2}			•	•		•
Regional Colors:						
Ash Brown		•				
Cypress Tan						•
Nickel Gray				•		
Russet Red						•
Sandrift						•
Slate		•		•	•	
Summer Sage			•			

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

^{1,2} See footnotes on next page

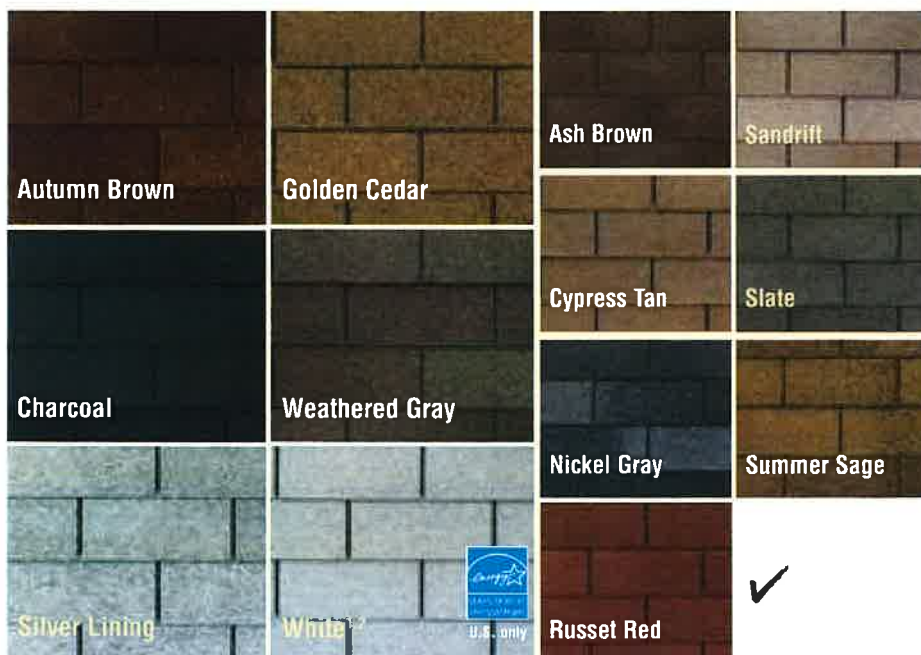
Beauty And Performance Meet Affordability

- Proven Quality... Over 10 billion Royal Sovereign® Shingles have been installed in North America — enough to circle the Earth more than 200 times if they were laid end to end!
- Advanced Protection® Shingle Technology... Reduces the use of precious natural resources while providing excellent protection for your home (visit gaf.com/aps to learn more).
- Looks Great... Color Lock™ Ceramic Firing (granules) helps maintain the true shingle color.
- StainGuard® Algae Protection... Helps ensure the beauty of your roof against unsightly blue-green algae.*
- Stays In Place... Passes the industry's two toughest wind tests: ASTM's D3161 Class F, 110 mph and D7158 Class H, 150 mph wind tests (under controlled laboratory conditions).**
- Excellent Performance... Micro Weave™ Core offers a strong foundation that helps resist cracking and splitting.
- Highest Roofing Fire Rating... UL Class A, Listed to ANSI/UL 790.
- Great For Resale... Long-lasting beauty may increase your home's resale value.
- Peace Of Mind... 25-year ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first five years.***



Most Popular Colors

Regional Colors



U.S. only



*StainGuard® algae protection and 10-year limited warranty against blue-green algae discoloration available only on shingles sold in packages bearing the StainGuard® logo. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

**Royal Sovereign® Shingles are warranted to withstand wind speeds up to 60 mph. See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

***See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions.

(Only available in the U.S. For information about Marquis Weather Max® Three-tab Shingles, which are available in Canada, visit gaf.ca.)

¹ ENERGY STAR® certified (U.S. only). Energy cost savings are not guaranteed and the amount of savings may vary based on climate zone, utility rates, radiative properties of roofing products, insulation levels, HVAC equipment efficiency, and other factors.

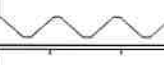
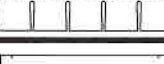
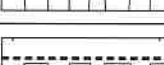
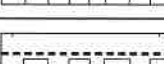
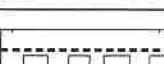
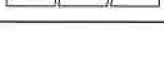
² Royal Sovereign® White can be used to comply with 2016 Title 24, Part 6, Cool Roof Requirements of the California Code of Regulations; is rated by the Cool Roof Rating Council (CRRRC); and meets Green Building Standards Code of Los Angeles County for residential buildings.



(U.S. only. Excludes Marquis WeatherMax® Shingles.)

WARRANTY

APPROXIMATE PHYSICAL ATTRIBUTES

					Pieces/Square	Bundles/Square	Mtgs./Square	Exposure	Dimensions
LIFETIME ¹ DESIGNER SHINGLES ULTRA-PREMIUM COLLECTION	Camelot®				56	7	280	7.5" 191 mm	17" x 34 1/2" 432 x 876 mm
	Glenwood®				90	9	360	4.5" 114 mm	12 1/4" x 36 1/4" 311 x 922 mm
	Grand Canyon®				72	6	360	5" 127 mm	17" x 40" 432 x 1,016 mm
LIFETIME ¹ DESIGNER SHINGLES VALUE COLLECTION	Grand Sequoia®				70	5	360	5" 127 mm	17" x 40" 432 x 1,016 mm
	Woodland®				56	4	280	6.5" 165 mm	17" x 40" 432 x 1,016 mm
	Camelot® II				56	4	280	7.5" 191 mm	17" x 34 1/2" 432 x 876 mm
	Sienna®				64	4	256	5.5" 140 mm	17 1/4" x 40" 441 x 1,016 mm
	Slateline™				48	3	288	7.5" 191 mm	17" x 40" 432 x 1,016 mm
SBS MODIFIED IR SHINGLES	Timberline® ArmorShield® II				64	3	256	5 1/2" 143 mm	13 1/4" x 39 3/4" 337 x 1,000 mm
	Grand Sequoia® ArmorShield®				72	4	360	5" 127 mm	17" x 40" 432 x 1,016 mm
TIMBERLINE® LIFETIME ² SHINGLES	Timberline Ultra HD®				64	4	256	5 1/2" 143 mm	13 1/4" x 39 3/4" 337 x 1,000 mm
	Timberline® American Harvest®				64	3	256	5 1/2" 143 mm	13 1/4" x 39 3/4" 337 x 1,000 mm
	Timberline HD®				64	3	256	5 1/2" 143 mm	13 1/4" x 39 3/4" 337 x 1,000 mm
	Timberline® Natural Shadow®				64	3	256	5 1/2" 143 mm	13 1/4" x 39 3/4" 337 x 1,000 mm
	Timberline® Cool Series®				64	3	256	5 1/2" 143 mm	13 1/4" x 39 3/4" 337 x 1,000 mm
THREE-TAB SHINGLES	Royal Sovereign®				79 Eng 64 Metric	3	316 Eng 256 Metric	5 Eng 127 mm 5 1/2" Metric 143 mm	12" x 36" Eng 305 x 914 mm 13 1/4" x 39 3/4" Metric 337 x 1,000 mm
	Marquis WeatherMax® ✓				79	3	316	5" 127 mm	12" x 36" 305 x 914 mm

GRAND HARBOR[®]

collection



America's Favorite Garage Doors[®]



Model GH12, SQ24 Windows,
Sandtone Base, Standard White Overlay,
Spade Lift Handles and Step Plates



clopay.com

*Model GH21, KA24 Fake Top Section, Standard White Overlay,
Space Lift Handles and Step Plates. Doors painted by consumer.*



for LESS



The Grand Harbor® Collection

**Enhance the classic details of your home
without breaking your budget.**

When budget is the deciding factor, this low-maintenance, insulation-optional steel frame carriage house style garage door combines clean lines and classic charm to provide a popular style at a great value.

Accented with decorative black wrought iron hardware, these doors have the appearance of a swing-out door, but offer the convenience of modern overhead operation.



Solid Top Sections

Solid top sections in rectangular, square and arch designs provide more design options to complement new home styles.



Faux Top Sections

Faux top sections create the illusion of a window by using a solid dark gray steel background with arch, square and rectangular grille overlays. Provides added security while creating the appearance of a real window.



Glazed Top Sections

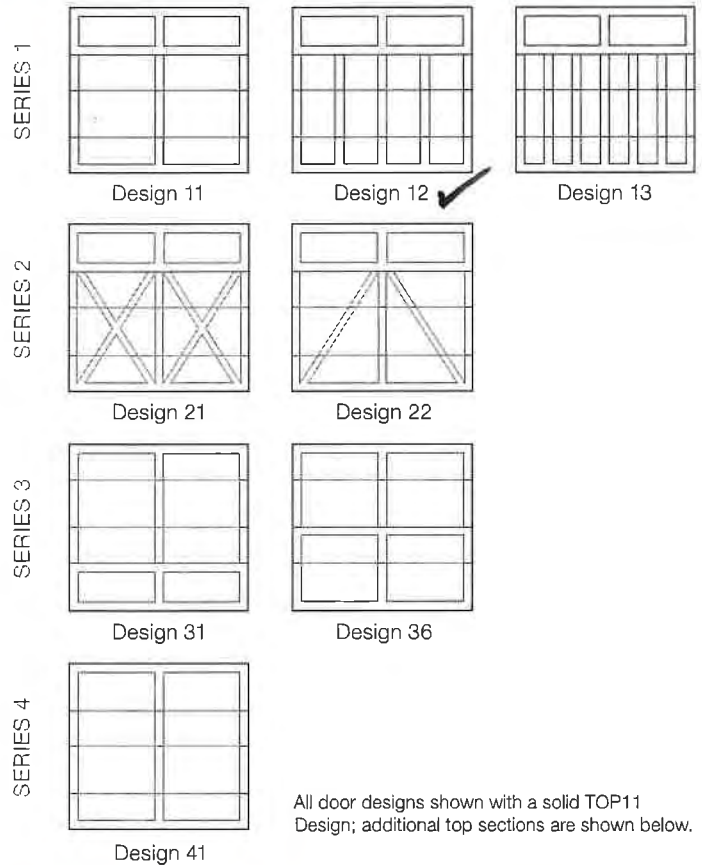
Glazed top sections in clear or obscure glass and snap-in grilles create square and rectangular designs. Wrought iron windows feature a black iron-look design on a "seeded" look acrylic that provides an Old World European style to complement light fixtures, entry doors and other decorative features.

Glazed top sections (windows) NOT available in 15'0" and 15'6" width doors.

Note: All glazed top sections available up to WINDCODE® W1. Short glazed top sections, SQ22, Plain Short and Wrought Iron Short (WIS) available up to WINDCODE® W6.

Contact your local dealer for door width restrictions.

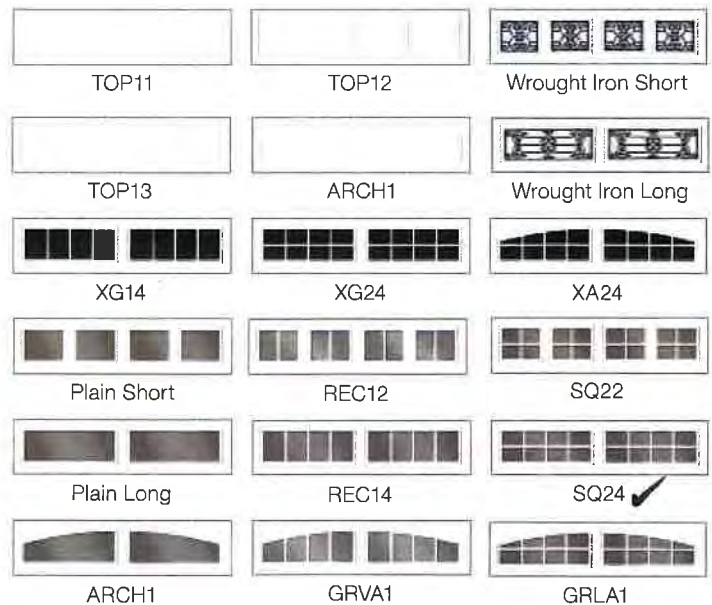
Door Designs



All door designs shown with a solid TOP11 Design; additional top sections are shown below.

Top/Window Sections

SERIES 1 & SERIES 2



SERIES 3 & SERIES 4



Additional double width door designs available.

Durable Construction

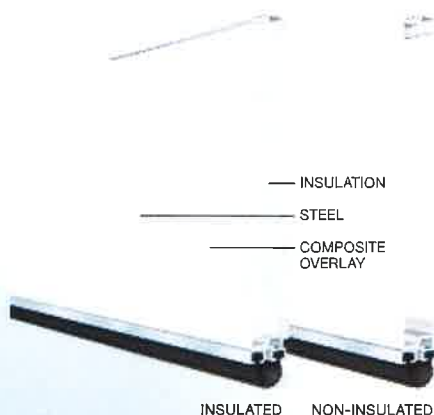
OPTIONAL INSULATION

1 5/8"

VINYL-BACKED INSULATION

EFFICIENCY
6.3
R-VALUE

Calculated door section R-value is in accordance with DASMA TDS-163.



- 24 gauge 2" steel frame construction with 1/2" composite overlay for long-lasting performance and durability.
- Optional 1-5/8" vinyl-backed insulation improves energy efficiency. 6.3 R-value.
- Galvanized torsion springs are attractive and longer lasting.
- Nylon rollers are durable and quiet.
- Rust-resistant, aluminum bottom weatherseal retainer and vinyl astragal help seal out the elements.

Beauty and Design

- Four design series, eight models.
- Glazed top sections in clear or obscure glass and snap-in grilles create square and rectangular designs. Optional faux windows and wrought iron windows.
- Decorative black powder coated spade design lift handles and step plate provide the finishing touch. Optional outside keyed lock and strap hinges maintain the authentic carriage house style designs.
- UV-protected standard white composite square-edged overlay with smooth finish.

Size Availability

	Series 1	Series 2	Series 3	Series 4
Door Height	Models	Models	Models	Model
	GH11, GH12, GH13	GH21, GH22	GH31, GH36	GH41
6'6" to 8'0"	■	■	■	■
8'6" to 12'0"	■		■	■

Door heights available in 6" increments.

Door Width (All Models) 8'0", 9'0", 15'0", 15'6", 16'0", 18'0"

*Glazed top sections (windows) NOT available in 15'0" and 15'6" width doors.



For more detailed product specification information or availability of our Grand Harbor® Collection Garage Doors, please contact your Clopay Dealer. To locate a dealer to help you select the right door for your home, just go to www.clopaydoor.com/dealer or call 1-800-2CLOPAY (225-6729).

Follow us on



Colors

Standard White

Almond

Desert Tan

Sandtone

Due to the printing process, colors may vary.

- Four hot-dipped galvanized woodgrain textured steel base door colors: Standard White, Almond, Desert Tan and Sandtone. Overlay available in Standard White only.
- Can be painted using a high-quality exterior latex paint. Base door and overlays can be painted dark colors with a Light Reflective Value (LRV) of 8 or higher. Contact paint manufacturer for LRV reading.

Decorative Hardware

STANDARD



Spade Step Plate



Spade Lift Handles

OPTIONAL



Spade Strap Hinge

Escutcheon Plate



A FOCUS ON

green



Clopay is committed to designing, manufacturing and distributing garage doors that enhance the beauty, safety and value of your home while minimizing the impact on the environment.

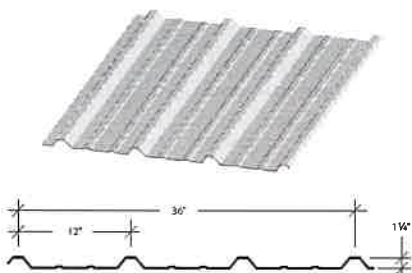
Steel doors and hardware are impervious to moisture and will not rot, warp, crack or fade, and the steel used in Clopay's doors is made from over 75% recycled content. All Clopay doors are made in the U.S., minimizing shipping, damage and handling.

Visit our website for more details on Clopay's green practices.
clopaydoor.com/green.aspx



PBR

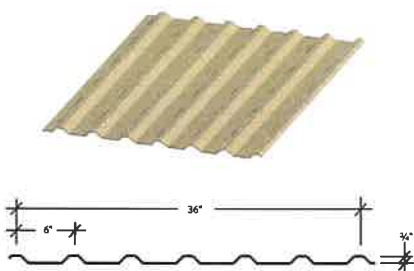
PBR panel is commonly used for a wide variety of applications, including residential and agricultural. PBR is a structural panel and an exposed fastener panel that can be used for both roof and wall applications. The minimum roof slope for PBR is $\frac{1}{2}$:12.



Applications: Roof and Wall
Coverage Width: 36"
Rib Spacing: 12" on Center
Rib Height: $\frac{1}{4}$ "
Minimum Slope: $\frac{1}{2}$:12
Panel Attachment: Exposed Fastening System
Gauges: 26 (standard); 22, 24 and 29 (optional)
Finishes: Smooth (standard); Embossed (optional)
Coatings: Galvalume Plus[®], Signature[®] 200, Signature[®] 300

PBU

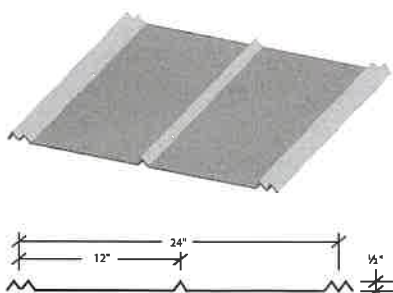
PBU can be installed directly over purlins or joists. PBU offers the versatility of being used in both vertical and horizontal applications to give designers a contemporary appearance for their building project. PBU is recommended for 1:12 or greater roof slopes.



Applications: Roof and Wall
Coverage Width: 36"
Rib Spacing: 6" on Center
Rib Height: $\frac{3}{4}$ "
Minimum Slope: 1:12
Panel Attachment: Exposed Fastening System
Gauges: 26 (standard); 22, 24 and 29 (optional)
Finishes: Smooth (standard); Embossed (optional)
Coatings: Galvalume Plus[®], Signature[®] 200, Signature[®] 300

5V Crimp[®]

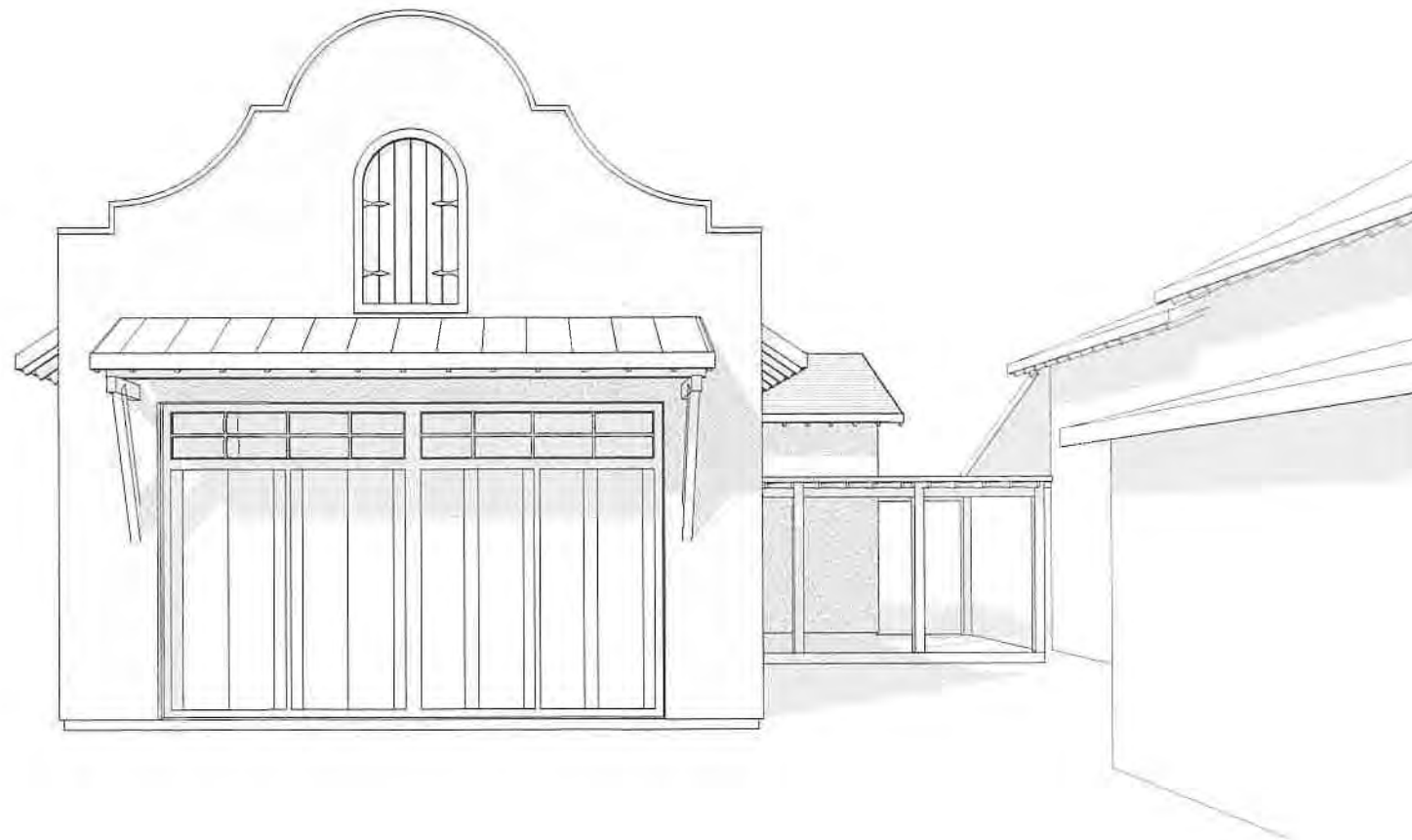
5V Crimp[®] is a popular aesthetically-pleasing solution for residential applications. The 5V Crimp[®] panel is one of the oldest, and most trusted, in the industry. The low-rib, exposed fastener panel requires a solid roof deck with a waterproof membrane.



Applications: Roof
Coverage Width: 24"
Rib Spacing: 12" on Center
Rib Height: $\frac{1}{2}$ "
Minimum Slope: 3:12
Panel Attachment: Exposed Fastening System
Gauges: 32, 29 (standard); 26 (optional)
Finishes: Smooth (standard)
Coatings: Galvalume Plus[®], Signature[®] 200, G-40 Galvanized

DRAWING INDEX

A-1 SITE PLAN & ELEVATIONS
A-2 FLOOR PLAN & DETAILS
A-3 SECTIONS, DETAILS & FRAMING
A-4 GENERAL NOTES



HUFFMAN ACCESSORY STRUCTURES

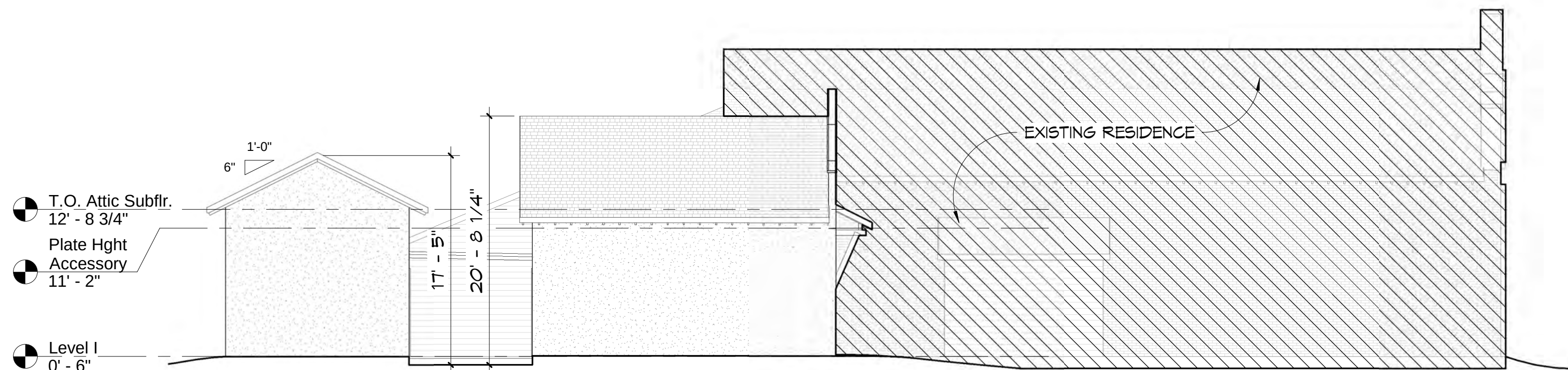
303 CALHOUN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

A handwritten signature in cursive script, likely of the architect or designer, located in the bottom right corner of the drawing area.

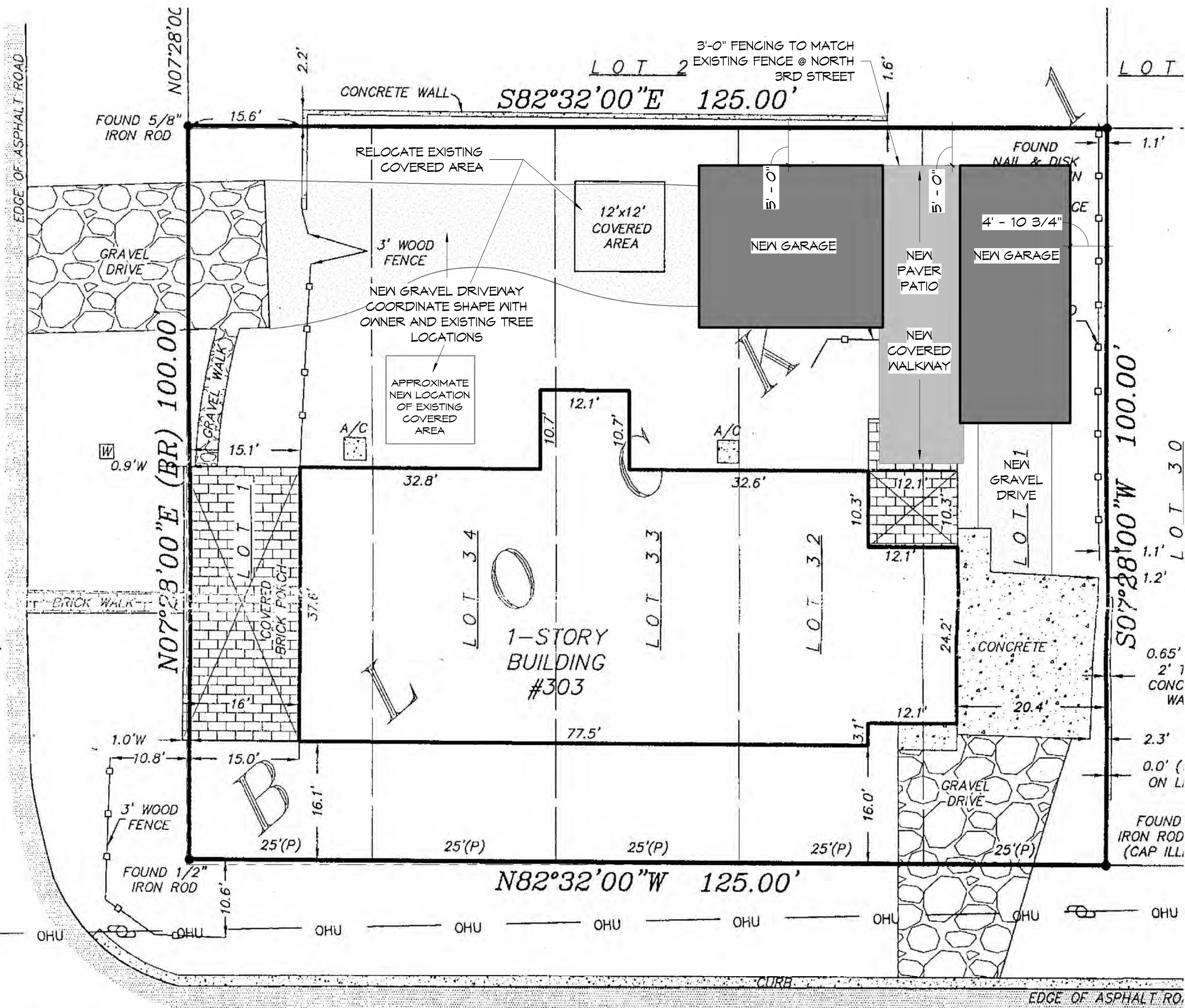
T.O. Attic Subflr.
12' - 8 3/4"
Plate Hght
Accessory
11' - 2"

Level I
0' - 6"

⑥ North Elevation
1/8" = 1'-0"



NORTH THIRD STREET
(60-FOOT RIGHT-OF-WAY)

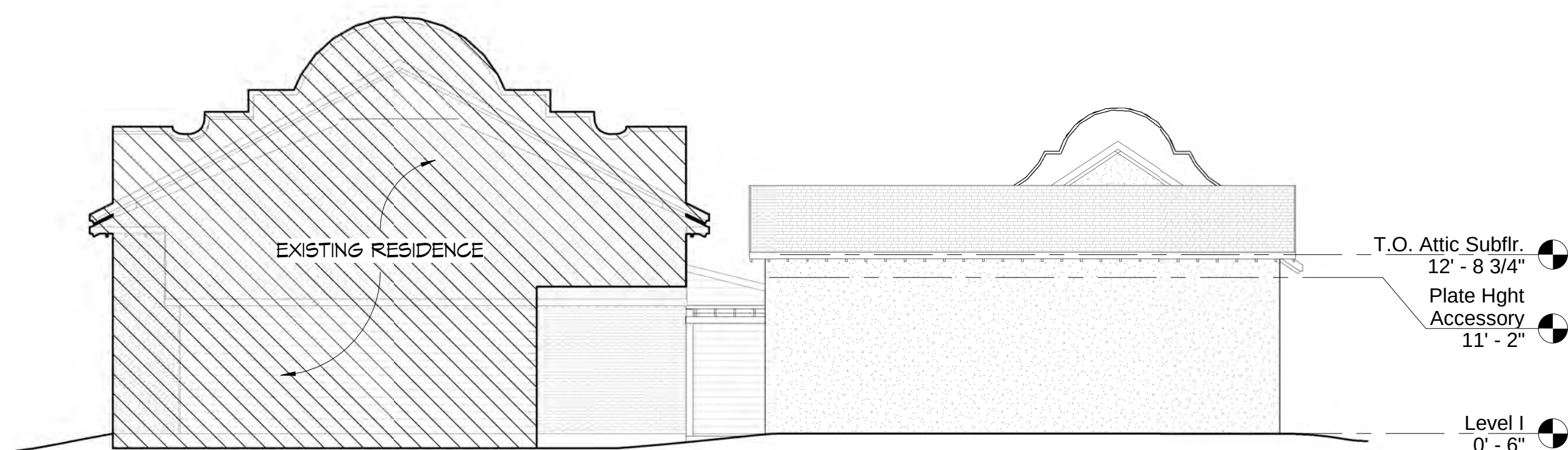


CALHOUN STREET
(60-FOOT RIGHT-OF-WAY)

① Site Plan
1" = 10'-0"

EXISTING RESIDENCE

⑤ East Elevation
1/8" = 1'-0"



④ South Elevation
1/8" = 1'-0"

SAND FINISH STUCCO - PAINT TO
MATCH EXISTING BRICK, TYP.

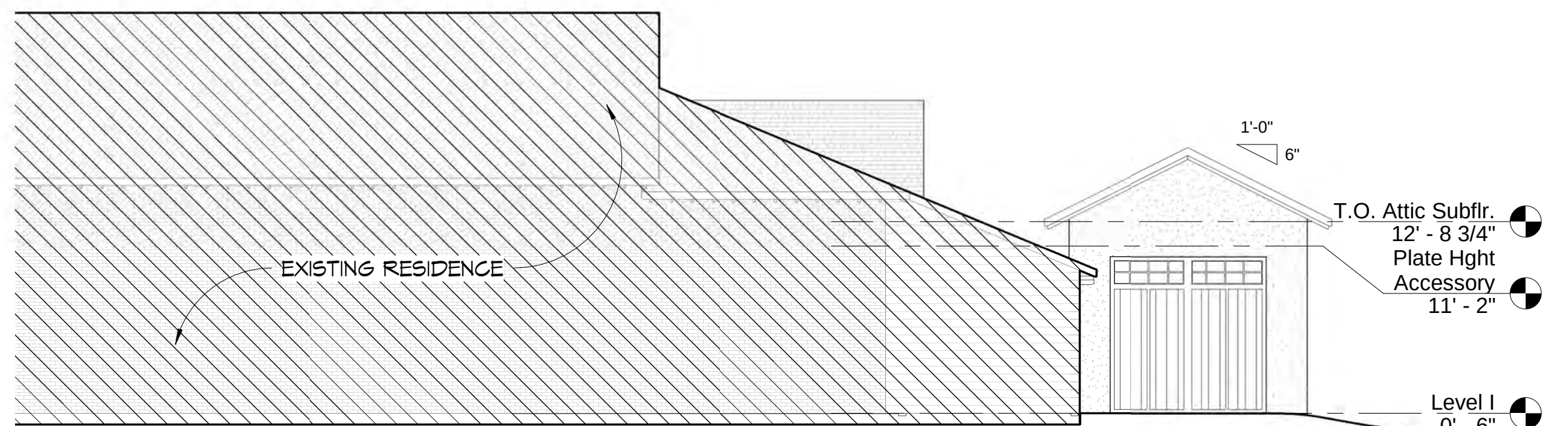
3'-0" X 5'-6" ARCH TOP GATE

T.O. Attic Subflr.
12' - 8 3/4"
Plate Hght
Accessory
11' - 2"

Level I
0' - 6"

③ West Elevation
1/8" = 1'-0"

CARRIAGE STYLE OVERHEAD
GARAGE DOORS, TYPICAL.



WIND DESIGN / OTHER PER FBC 2017

WIND ZONE: 128 mph
EXPOSURE: C
IMPORTANCE FACTOR: I
RISK CATEGORY PER ASCE 7-10: II
METHOD OF OPENING PROTECTION: NA
DESIGN PRESSURE: 40 PSF OR GREATER
TYPE OF CONSTRUCTION: V
FLOOD ZONE DESIGNATION & BASE FLOOD ELEVATION: "X"
PROPOSED ELEVATION OF 1ST HABITABLE FLOOR: EXISTING
PROPOSED ELEVATION OF GROUND SLAB (IF UTILIZED): 0'-6" ABV. FINISH GRADE
PROPOSED ELEVATION OF GRADE IMMEDIATELY ADJACENT TO STRUCTURE: EXISTING
AVERAGE ROOF HEIGHT: 21'-8"
NUMBER OF STORIES: ONE
ZONING DESIGNATION: R-2
SETBACKS PER ZONING: FRONT: 25'-0", SIDE: 3'-0", REAR: 3'-0"
TOTAL NEW UNCONDITIONED AREA (ACCESSORY): 1,075 S.F.
TOTAL NEW UNENCLOSED AREA (COVERED WALK): 286 S.F.
LOT AREA: 12,500 S.F.
LOT COVERAGE: 5666 S.F. / 12,500 S.F. = 46%
IMPERVIOUS AREA: 6230 S.F. / 12,500 S.F. = 50%

WIND COMPLIANCE STATEMENT

THESE DESIGN PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE STANDARDS ESTABLISHED IN SECTION 16B-35.007, FLORIDA ADMINISTRATIVE CODE.

THE MAIN WIND-FORCE RESISTING SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

THE COMPONENTS AND CLADDING HAVE BEEN SELECTED AND THEIR USE INCORPORATED INTO THE DESIGN AND SPECIFICATIONS IN ACCORDANCE WITH CHAPTER 6, AMERICAN NATIONAL STANDARDS AMERICAN SOCIETY OF CIVIL ENGINEERING ASCE 7-10 "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES" TO WITHSTAND THE WIND LOADS ASSOCIATED WITH A MINIMUM BASIC WIND SPEED OF 128 MILES PER HOUR.

I HEREBY CERTIFY THAT THIS STRUCTURE, AS DESIGNED AND DETAILED BY COTNER ASSOCIATES, INC., ARCHITECTS, CONFORMS TO THE FLORIDA BUILDING CODE 2017 WIND LOAD CRITERIA AND CAN STRUCTURALLY WITHSTAND A WIND LOAD OF 128 MPH AS SPECIFIED BY THE COASTAL ZONE PROTECTION ACT OF 1985 AND AMENDED AS OF 1986.

COTNER ASSOCIATES, INC. ARCHITECTS DOES NOT ASSUME RESPONSIBILITY FOR OMISSIONS, UNWORKMAN-LIKE PERFORMANCE OR DEVIATIONS FROM THE PLANS, SPECIFICATIONS AND DETAILS WHICH MAY OCCUR BY CONTRACTOR, SUBCONTRACTORS, OR OWNER DURING THE COURSE OF CONSTRUCTION, NOR CAN, OR DOES, COTNER ASSOCIATES, INC. ARCHITECTS ASSUME RESPONSIBILITY FOR EXISTING STRUCTURES TO WITHSTAND THE ABOVE CRITERIA OR THE EFFECTS THE EXISTING STRUCTURE MAY HAVE ON THE BUILDING ADDITIONS UNDER THESE CONDITIONS.

JOHN M. COTNER, A.I.A. #A00012646

DATE



Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH 904/277-4593 FAX 904/277-6734

Revisions	No.	Description	Date

PROGRESS PRINTS	Issue Date	Issued To/For	Restrictions
	02-01-16	Client Review	Review Only
	02-16-16	MMC Review	Review Only
	01-25-18	MMC Review	Review Only
	11-18-19	MMC Review	Review Only
		Not Published	All Rights Reserved

HUFFMAN ACCESSORIES

303 CALHOUN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

NOTE: DRAWING SCALE IS 1/2 OF SCALE LISTED IF PRINTED ON 11X17 MEDIA
Project:151467 Released:

SITE & PERSPECTIVES

Plan North Sheet Number

A-1

Page 01 of 04

STUCCO APPLICATION

STANDARD SPECIFICATIONS: NOTE: THE FOLLOWING INFO IS COMPILED/ADAPTED FROM THE FOLLOWING SOURCES: CONCRETE SHALL FOLLOW METEOROLOGICAL SPECIFICATIONS LISTED BELOW: 1. ASTM C 406; 2. ASTM C 1063; 3. PORTLAND CEMENT PLASTER (STUCCO) MANUAL, EN-041, PORTLAND CEMENT ASSOC.; 4. STUCCO SPECIFICATIONS FOR METAL LATHING AND TURNING; METAL LATH/STEEL FRAMING ASSOC.

ELASTOMERIC FINISH COAT PRODUCTS: CONTRACTOR TO SELECT FROM ONE OF THE FOLLOWING PRODUCTS, AND USE (1) MANUFACTURER FOR ALL STUCCO PRODUCTS (NO MIXING OF DIFFERENT MANUFACTURERS STUCCO PRODUCTS) (2) SUBMIT TO ARCHITECT PRODUCT DATA AND APPLICATION PROCEDURE FOR WRITTEN APPROVAL PRIOR TO PROCEEDING WITH THE WORK. FOLLOW ALL MANUFACTURERS INSTRUCTIONS FOR APPLICATION AND USE ALL SUBSTRATE PREPARATION PRODUCTS PER MANUFACTURER. REPAIR ANY CRACKS PER MANUFACTURER. PROVIDE SAMPLES FOR OWNER'S SELECTION OF COLORES AND TEXTURES.

- TROWEL ON FINISH (DO NOT USE ROLLER/PAIN) APPLIED FINISHES
- 1. DRYVIT, WEATHERLASH, (D5400), TEXTURES: QUARTZITE, SANDPAPER, FINE, AND ADOBE
- 2. SITA POWERFLEX STUCCO, TEXTURES: FINE (D85), MEDIUM (D86), SMIR (D87), FREEFORM (D88)
- 3. FINEK, ELASTIC, TEXTURES: FLEXURE (A20), FLEXAND (A21), FLEXSHR, (A22), FLEXTEX (A23)

NO. FLASHER TIE - (3) COAT ROBS

BASE	1ST COAT	2ND COAT	3RD COAT	TOTAL
MTL LATH/FEELT	3/8"	3/8"	3/8"	3/8"
UNIT MASONRY	1/4"	1/4"	1/8"	3/8"

PORTLAND CEMENT MIXTURE: PROPORTION SHOULD BE ADJUSTED TO SUIT USE AND CLIMATIC CONDITIONS AT PROJECT TO PRODUCE A HARD SURFACE THAT IS RESISTANT TO ABRASION AND UNDEFFECTED BY DAMPNESS. FOLLOW TOLERANCES OF STANDARD REFERENCES AS LISTED ABOVE.

EXTERIOR TRIMS: REFER TO ELEVATIONS FOR DESIGNATIONS.

CAST STONE - AND/OR - HANDCOATED POLYSTYRENE OR URETHANE: WHERE DRAWN (ST), -OR- COORDINATE LOCATIONS IN OWNER (NO); ALL TRIMS TO BE INSTALLED PER MANUF. INSTRUCTIONS IN MANUF. ACCESSORIES.

FOR FINISHED-PLACE FOAM BLOCKING WHEN CALLED FOR IN DRAWINGS: USE DRYVIT PRODUCTS AS DETAILLED BELOW OR OTHER ARCHITECT APPROVED EQUAL. APPLY TO STUCCO FACE PRIOR TO FINISH COAT AND FINISH STUCCO AND FOAM BLOCKING AT SAME THE STEP (S). FOLLOW ALL MANUFACTURERS RECOMMENDATIONS FOR PROPER INSTALLATION.

1. WRAP (BAGGAGE) DRYVIT REINFORCING MESH (43 HEIGHT) AROUND TRIM.
2. ADHERE POLYSTYRENE FOAM BLOCKING TO SUBSTRATE IN DRYVIT ADHES OR MECHANICALLY ATTACH.
3. SEAL JOINTS IN MANUF. APPROVED SEALANT.
4. APPLY GEMSTONITE BASE COAT OF DRYVIT GEMSTONITE OR PRIMA.
5. APPLY DRYVIT ACYLIC FINISH COAT, TEXTURES AND COLORES TSS, BY ARCHITECT/OWNER.

STUCCO SEQUENCE OVER LATH & FELT:

1. INSTALL SELF-TURNED DIAMOND MESH LATH IN PAPER-BACKING (GRADE D, 60 MIL, FID. SPEC. US 9-110) OVER FELT TO SHEATHING FEE MAT, AND FIN FOR SHEATHING SPEC). FOLLOW ASTM C 602 FOR SUPPORT SPACING, FASTENER SELECTION, AND FURTHER INFO REGARDING PROPER INSTALLATION OF METAL LATH.

- A. LATH LAY: 1/2" MIN. @ SIDES & 1" MIN. @ TOP & BOTTOM.
- B. LATH SHOULD NOT BE CONTIN. @ CONTROL JOINTS BUT SHOULD BE STOPPED AND TIED @ EA. SIDE.
- C. THE VERT. AND HORIZ. JOINTS SHALL BE BACKING ON BACKING AND METAL ON METAL, LAPPED IN DOWNWARD DIRECTION.

2. SCRATCH COAT: THE SCRATCH COAT MUST BE SCORED HORIZONTALLY.

3. BROWN COAT: THE BROWN COAT SHALL BE APPLIED AS SOON AS POSSIBLE AFTER THE SCRATCH COAT AS LONG AS SUFFICIENT TIME HAS BEEN ALLOWED BETWEEN COATS TO DRY AND DEVELOP RIGIDITY TO RESIST DAMAGE WHEN THE NEXT COAT IS APPLIED.

4. FINISH COAT: USE ELASTOMERIC FINISH COAT PRODUCT AS SPECIFIED ABOVE. A MUST CARE SHALL BE MAINTAINED AS NEEDED FOR CLIMATIC CONDITIONS, AT DISCRETION OF INSTALLER.

CONTROL JOINTS @ STUCCO OVER LATH & FELT: WHERE DRAWN (ST), OR AS SPEC'D BELOW (NO):

MAX. AREA OF PANEL: A. 144 SQ. FT. ON VERT. SURFACES; B. 100 SQ. FT. ON HORIZONTAL SURFACES.

MAX. DIST. BETWEEN CONTROL JOINTS: 16'

MAX. LENGTH TO WIDTH RATIO: 3:1 (V: H)

STUCCO OVER CMU BLOCK WALLS & CONCRETE WALLS:

(B) CONT. GEMSTONITE STUCCO IN ELASTOMERIC FINISH COAT IN INTEGRAL COLOR OVER CMU BLOCK, STUCCO FLUSH CMU JOINTS TYP. @ RAIN BLOCK TO RESERVE STUCCO SEQUENCE.

1. CLEAN & REPAIR SUBSTRATE TO ENSURE CHEMICAL & MECHANICAL BOND.

2A. BONDING AGENT: APPLY BONDING AGENT PER ASTM C-402 DIRECTLY TO CONCRETE SURFACE AS RECOMMENDED BY MANUF. -OR-

2B. INSTALL SELF-TURNED DIAMOND MESH LATH IN PAPER-BACKING (GRADE D, 60 MIL, FID. SPEC. US-910) OVER FELT TO SHEATHING FEE MAT, AND FIN FOR SHEATHING SPEC). FOLLOW ASTM C 602 FOR SUPPORT SPACING, FASTENER SELECTION, AND FURTHER INFO REGARDING PROPER INSTALLATION OF METAL LATH.

A. LATH LAY: 1/2" MIN. @ SIDES & 1" MIN. @ TOP & BOTTOM.

B. LATH SHOULD NOT BE CONTIN. @ CONTROL JOINTS BUT SHOULD BE STOPPED AND TIED @ EA. SIDE.

C. THE VERT. AND HORIZ. JOINTS SHALL BE BACKING ON BACKING AND METAL ON METAL, LAPPED IN DOWNWARD DIRECTION.

3. SCRATCH COAT: THE SCRATCH COAT MUST BE SCORED HORIZONTALLY.

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5. FINISH COAT: USE ELASTOMERIC FINISH COAT PRODUCT AS SPECIFIED ABOVE. A MUST CARE SHALL BE MAINTAINED AS NEEDED FOR CLIMATIC CONDITIONS, AT DISCRETION OF INSTALLER.

6. CONTROL JOINTS: STUCCO OVER CMU BLOCK WALLS SHALL BE JOINTED AT THE CONTROL JOINTS IN THE BASE CMU WALL, AND WHERE DRAWN ON BUILDING ELEVATIONS, USE PAGUANT, CORNER BEADS, CONTROL JOINTS, ETC.

7. STUCCO JOINTS DETAILS

1. GROUND OF ACCESSORIES SHALL BE 3/8" DEEP FOR STUCCO OVER CMU, 1/2" DEEP FOR STUCCO OVER WOOD SHEATHING, NO EXCEPTIONS.

2. USE VINYL / PVC FOR ALL ACCESSORIES. DO NOT USE METAL ACCESSORIES.

3. USE ACCESSORIES ON ALL STUCCO WORK ON THIS PROJECT.

CORNER BEAD

USE AT ALL CORNERS.

1. PLASTER STOP TO TERMINATE ALL STUCCO JOINTS AGAINST PROTRUDING DOORS, AND DISPERSED MATERIALS, GULKS ALL INTERSECTIONS, BUT JOINTS AND ENDS.

2. PROVIDE CORNER BEAD OF SEALANT (SEE MAT. & FIN. IN "V" JOINT IN CONCAVE BEAD).

3. FOR STUCCO CONTROL JOINTS USE "V" TYPE DETENTION JOINTS PER USE, DRAWINGS AND NO MAX. STUCCO PER SHEATHING SPEC. F. DISCREPANCY OR OUTLIERING DATA CORRECTLY ARCHITECT.

4. IMPORTANT NOTE: FOR FLUSH STUCCO FINISH, ALL WOOD WALLS MUST BE INSERTED FROM BEHIND TO ACCOMMODATE SHEATHING, FINISHES AND VARIANCE IN STUCCO DETAIL DIFFERENT SUBSTRATES.

5. AT THE FINISH COAT, BONDING AGENT MOUNT JOINTS, SURFACE FLUSH.

6. FELT OVER SHEATHING FEE MATS & FINISHES.

7. FASTEN LATH PER ASTM C 602.

8. WATER-BARRIER SELF-FINISHING LATH.

9. 3/8" THK. 3-COAT STUCCO OVER SHEATHING SUBSTRATE.

10. CONTROL JOINT AT JUNCTION OF VALUE WALLS.

11. OVERLAP LATH OVER CMU BY 6" MIN. & FASTEN IN TENSION OR PUNCHER ACTIVATED FASTENING.

12. 3/8" THK. 3-COAT STUCCO OVER CMU SUBSTRATE.

13. STUCCO OVER CMU BLOCK WALLS SHALL BE JOINTED AT THE CONTROL JOINTS IN THE BASE CMU WALL, AND WHERE DRAWN ON BUILDING ELEVATIONS, USE PAGUANT, CORNER BEADS, CONTROL JOINTS, ETC.

14. STUCCO OVER CMU BLOCK WALLS SHALL BE JOINTED AT THE CONTROL JOINTS IN THE BASE CMU WALL, AND WHERE DRAWN ON BUILDING ELEVATIONS, USE PAGUANT, CORNER BEADS, CONTROL JOINTS, ETC.

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25. STUCCO OVER CMU BLOCK WALLS SHALL BE JOINTED AT THE CONTROL JOINTS IN THE BASE CMU WALL, AND WHERE DRAWN ON BUILDING ELEVATIONS, USE PAGUANT, CORNER BEADS, CONTROL JOINTS, ETC.

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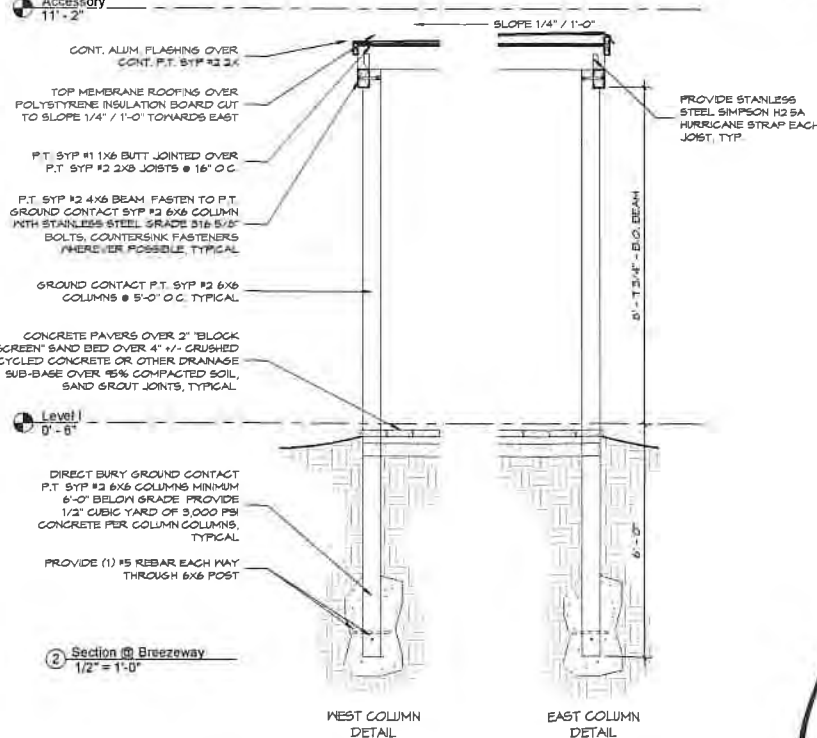
EXISTING HISTORIC FOUNDATION TO REMAIN - VERIFY LOCATION

(2) 1 3/4" x 14" LVL BEAM @ 16'-0" GARAGE DOOR HEADER

COORDINATE NEW GRAVEL DRIVEWAY (TO MATCH EXISTING) WITH OWNER

VERIFY LOCATION OF EXISTING TREE TO BE REMAIN

Plate Height Accessory 11'-2"



WEST COLUMN DETAIL

EAST COLUMN DETAIL

Mail

ELECTRICAL LEGEND

METER	UTILITY SERVICE/METER/DISCONNECT	DL	RECESSED INCANDESCENT LIGHT FIXTURE RATED FOR DAMP LOCATIONS
EP	ELECTRIC PANEL (FLUSH MOUNTED)	⊕	CEILING MOUNTED OR PENDANT INCANDESCENT LIGHT FIXTURE
WP	DUPLEX RECEPTACLE OUTLET GROUND FAULT INTERRUPTER WEATHERPROOF @ 18" AFF	⊕	WALL MOUNTED INCANDESCENT LIGHT FIXTURE
GFI	DUPLEX RECEPTACLE OUTLET GROUND FAULT INTERRUPTER @ 18" AFF	⊕	2 X 4 FLUORESCENT STRIP FIXTURE (3) TUBE
GFI 4"	DUPLEX RECEPTACLE OUTLET GFI @ 4" ABV BACKSPLASH OR DESIGNATED HEIGHT	⊕	SOFFIT MOUNTED DBL. BULB FLOOD LIGHT
220V	220 VOLT OUTLET	TV	TELEVISION OUTLET @ 18" AFF, U O N
⊕	FLOOR MOUNTED DUPLEX OUTLET -OR- CEILING MOUNTED DUPLEX OUTLET (GAR. DOOR)	⊕	DOOR CHIME BUTTON -OR- DOOR CHIME -OR- GARAGE DOOR OPENER BUTTON
⊕	SINGLE POLE SWITCH	⊕	CEILING SURFACE MOUNT FAN CROSSED - WITH LIGHT FIXTURE
⊕	DOOR-ACTIVATED SWITCH	⊕	



Cotner Associates, Inc.
Architects
9 South Third Street
Fernandina Beach, Florida 32034
PH (904) 277-4593 FAX (904) 277-6734

Revisions	No.	Date	Description

PROGRESS PRINTS	Issue Date	Revised To/By	Revised Date
01-01-16	01-01-16	01-01-16	01-01-16
02-01-16	02-01-16	02-01-16	02-01-16
03-01-16	03-01-16	03-01-16	03-01-16
04-01-16	04-01-16	04-01-16	04-01-16
05-01-16	05-01-16	05-01-16	05-01-16
06-01-16	06-01-16	06-01-16	06-01-16
07-01-16	07-01-16	07-01-16	07-01-16
08-01-16	08-01-16	08-01-16	08-01-16
09-01-16	09-01-16	09-01-16	09-01-16
10-01-16	10-01-16	10-01-16	10-01-16
11-01-16	11-01-16	11-01-16	11-01-16
12-01-16	12-01-16	12-01-16	12-01-16

HUFFMAN ACCESSORIES
303 CALHOUN STREET
FERNANDINA BEACH
NASSAU COUNTY, FLORIDA

NOTE: DRAWING SCALE 1/8" = 1'-0" SCALE USED & PRINTED ON 11x17 INCH PAPER

Project: 151457 Released

PLAN & ELEVATIONS

Plan North Sheet Number A-2

Page 02 of 04

MAP OF BOUNDARY SURVEY

OFFICIAL RECORDS BOOK 1609, PAGES 1737 & 1738

All that certain peice, parcel or tract of land lying situate in the County of Nassau and State of Florida being more particularly described as follows:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE CITY OF FERNANDINA BEACH (FORMERLY NAMED FERNANDINA), COUNTY OF NASSAU AND STATE OF FLORIDA, AND FURTHER KNOWN AND DESCRIBED ON THE OFFICIAL PLAT OF SAID CITY (AS LITHOGRAPHED AND ISSUED BY THE FLORIDA RAILROAD COMPANY IN 1857 AND ENLARGED, REVISED AND REISSUED BY THE FLORIDA TOWN IMPROVEMENT COMPANY IN 1887 AND 1901) AS:

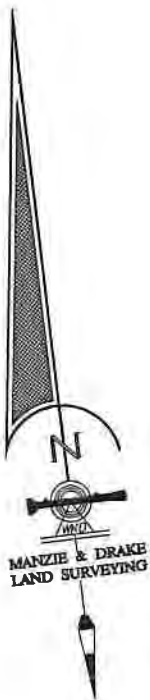
Lot 1 and 31 through 34 Block 17 City of Fernndina Beach

CERTIFIED TO:

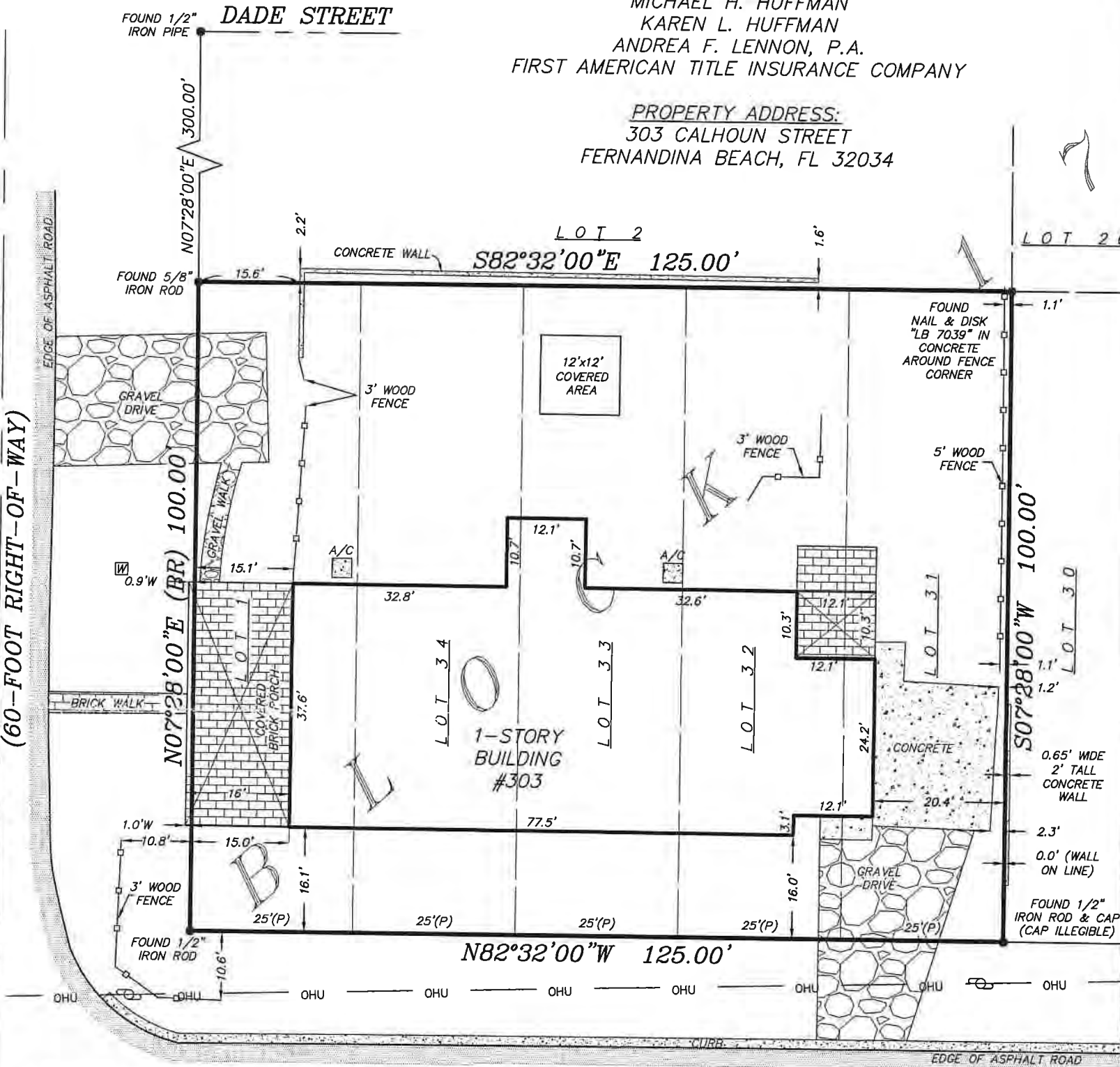
MICHAEL H. HUFFMAN
KAREN L. HUFFMAN
ANDREA F. LENNON, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

PROPERTY ADDRESS:

303 CALHOUN STREET
FERNANDINA BEACH, FL 32034



NORTH THIRD STREET
(60-FOOT RIGHT-OF-WAY)



CALHOUN STREET
(60-FOOT RIGHT-OF-WAY)

LEGEND

A/C = AIR CONDITIONER
C = CENTERLINE
CONCRETE FLATWORK
(P) = PLAT
B.R. = BEARING REFERENCE
W = WATER METER
- - - = WOOD FENCE
O = WOOD POWER POLE

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THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on an assumed bearing of N07°28'00"E for the easterly right-of-way line of North Third Street. The bearing reference line is indicated as thus (BR).
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C 0237 E, Dated 12/17/2010. Flood Zone information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone information is not covered by the certification hereon and is not required to be shown per Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

MANZIE & DRAKE LAND SURVEYING

117 South Ninth Street, Fernandina Beach, FL 32034

(904) 491-5700 FAX (904) 491-5777

Certificate of Authorization Number "LB 7039"

"OUR SIGHTS ARE ON THE FUTURE,
SET YOUR SITES ON US."

MICHAEL A. MANZIE, P.L.S. 4069

SCALE: 1"=20' JOB NO: 19083 DATE: 9/23/14 CADD: WKD
F.B. NO: X-279 PAGE NO: 23 FIELD CREW: JJ FILE NO: A-3609



HISTORIC DISTRICT COUNCIL STAFF REPORT
HDC 2019-42
DECEMBER 19, 2019

Owner/Applicant:	The John Stokes Company, agent for George & Cynthia Cairns
Property Address:	Lot 1 & 2 Block 16 White Street (Old Town)
Parcel ID #	00-00-31-1580-0016-0010
Current zoning:	OT-2
FLUM land use category:	Old Town
Existing uses on the site:	Vacant
FL Master Site File #	N/A
Year Built:	N/A
Contributing Status:	Non-Contributing
Requested action:	Certificate of Approval (COA) to construct a single-family residence.

All required application materials have been received. All fees have been paid. All required notices have been made.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION:

Certificate of Approval (COA) to Construct one-story single-family residence.

APPLICABLE GUIDELINES:

[SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION](#)

[CITY OF FERNANDINA BEACH LAND DEVELOPMENT CODE](#)

[OLD TOWN FERNANDINA PRESERVATION AND DEVELOPMENT GUIDELINES](#)

[CITY OF FERNANDINA BEACH COMPREHENSIVE PLAN](#)

ANALYSIS:

Staff finds that the proposed new construction is compatible with the built environment of Old Town and is in keeping with the guidelines set out to maintain the original grid.

The only recommendation staff has would be regarding the dormer, which does not appear to serve a functional or aesthetic purpose. In its current design it feels like an afterthought to meet the mid-lot corridor requirement. The applicant has stated that the dormer contains mechanical equipment. Staff would recommend revisiting this feature for alternate solutions.

Other Notes –

- **Archaeological Sensitivity** – Old Town Fernandina represents an area of high archeological potential. As such, the applicant should be mindful of Secretary of the Interior Standard number 8, which states that “significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.” If archeological resources are discovered on site at any point in the project, the applicant should consult the appropriate organizations to assist in identifying a mitigation strategy.

STAFF RECOMMENDATION:

Staff finds that the requested action, as presented, is consistent with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines.

Staff recommends:

APPROVAL of HDC 2019-42

MOTION TO CONSIDER:

I move to **approve or deny** HDC case number 2019-42 **with or without** conditions;

AND I move that the HDC make the following findings of fact and conclusions of law part of the record:

That HDC case 2019-42, as presented, **is or is not** substantially compliant with the Land Development Code, the Secretary of the Interior's Standards, and the Old Town Preservation and Development Guidelines to warrant approval at this time.

LIST OF EXHIBITS:

EXHIBIT 1 HDC 2019-42 Application and Backup Materials

Respectfully Submitted,



Salvatore J. Cumella
Historic Preservation Planner

inv 5707



OFFICE USE ONLY	
REC'D: <u>11/21/19</u>	BY: <u>SR</u>
APPLICATION COMPLETE: Y ☐ N ☒	
PAYMENT: \$ <u>200</u>	INVOICED ☒ PAID ☒
HDC CASE #: <u>HDC2019-0042</u>	
PRE-CONFERENCE: Y ☒ N ☐	DATE: _____
BOARD MEETING DATE: <u>12/19/19</u>	
SCANNED []	

PLANNER: _____	DATE: _____
☐ APPROVED ☐ DENIED	

APPLICATION FOR HISTORIC DISTRICT COUNCIL CERTIFICATE OF APPROVAL (COA)

APPROVAL TYPE:	☐ Staff Approval
	☐ Board Approval: Conceptual _____ or Final _____

PROJECT TYPE:						
☒ New Construction	☐ Addition	☐ Alteration	☐ Relocation	☐ Demolition	☐ Amendment to COA# _____	
☐ Repair	☐ Paint	☐ Fence	☐ Sign	☐ Re-roof	☐ Other: _____	

PROPERTY INFORMATION Property information can be found at the Nassau County Property Appraiser's Website → Map Search	
Street Address: <u>White Street Lot 1, 2 Block 16</u>	
District: ☐ Downtown Historic ☒ Old Town ☐ CRA Waterfront	
Parcel Identification Number(s): <u>00-00-31-1500-0016-0010</u>	
Zoning District: _____ Lot / Block Number (optional) <u>Block 16 Lot 1/2</u>	

Owner of Record	As recorded with the Nassau County Property Appraiser
Owner(s) Name	
<u>GEORGE AND CYNTHIA CAIRNS</u>	
Company (if applicable)	
Street Address	
<u>P.O. Box 243</u>	
City State Zip	
<u>FERNANDINA BEACH, FL 32034</u>	
Telephone Number	
<u>904-503-3376</u>	
Email Address	

Applicant or Agent	If other than owner. If an agent will be representing the owner, an Owner's Authorization For Agent Representation form must be included
Applicant Name	
<u>JOHN L. STOKES, Agent</u>	
Company (if applicable)	
<u>THE JOHN STOKES COMPANY</u>	
Street Address	
<u>96096 VICTORIA'S PALM</u>	
City State Zip	
<u>YULIE FL. 32097</u>	
Telephone Number	
<u>904-321-1032</u>	
Email Address	
<u>JLSTOKES@JSTOKESCO.COM</u>	

PROJECT DESCRIPTION (REQUIRED)

Part 1. Describe The Existing Conditions and Materials. Describe the existing structure(s) on the subject property in terms of the construction materials and site conditions, as well as the surrounding context.

Part 2. Describe The Proposed Project and Materials. Describe the proposed project in terms of size, affected architectural elements, materials, and relationship to the existing structure(s). Attach further description sheets, if needed.

720 SQUARE FOOT SINGLE FAMILY RESIDENCE. OFF GRADE CONSTRUCTION

List proposed materials and colors, as applicable (use additional sheet if necessary):

Project Scope	Manufacturer	Product Description	FL Product Approval #	Color (Name/Number)
Exterior Fabric	HARDIE	SMOOTH FINE SIDING		WHITE
Doors				
Windows	PYT.	SINGLE HUNG W. SGL		WHITE
Roofing		5Y GALVALUM		GALVALUM
Fascia/Trim	HARDIE	SMOOTH FINE SIDING & TRIM		WHITE
Foundation		OYSTER SHELL FINISH		NATURAL
Shutters				
Porch/Deck		5/4x6 DECKING		UNFINISHED
Fencing				
Driveways/Sidewalks		GRAVEL		
Signage				
Other				

PLEASE SUBMIT ALL PRODUCT BROCHURES, PAINT COLOR SAMPLES, AND MATERIAL SAMPLES WITH YOUR APPLICATION.

CERTIFICATION (REQUIRED)

By signing below, I certify that the information contained in this application is true and correct to the best of my knowledge at the time of the application. I acknowledge that I understand and have complied with all of the submittal requirements and procedures and have read and understand the following:

1. I/We hereby attest to the fact that the above supplied property address(es), parcel number(s) and legal description(s) is (are) the true and proper identification of the area of this petition.
2. I/We authorize staff from the Department of Planning & Conservation to enter onto the property in question during regular city business hours in order to take photos which will be placed in the permanent file.
3. I/We understand that the COA review time period will not commence until the application is deemed complete by staff and may take up to 10 days to process. I further understand that an incomplete application submittal may cause my application to be deferred to the next posted deadline date.
4. I/We understand that, for Board review cases, an agenda and staff report will be available on the City's website approximately one week before the Historic District Council meeting.
5. I/We understand that the Historic District Council meetings are conducted in a quasi-judicial hearing and as such, ex-parte communications are prohibited (Communication about your project with a Historic District Council member).
6. I/We understand that the approval of this application by the Historic District Council or staff in no way constitutes approval of a Building Permit for construction from the City of Fernandina Beach Building Department.
7. I/We understand that all changes to the approved scope of work stated in a COA have to be approved by the HDC before work commences on those changes. There will be no charge for a revision to a COA. Making changes that have not been approved can result in a Stop Work Order being placed on the entire project and/or additional fees/penalties.
8. I/We understand that any decision of the HDC may be appealed to the City Commission, with the exception of variances, which may be appealed to a court of record as outlined in Section 10.02.04(D) of the Land Development Code. Petitions to appeal shall be presented within thirty (30) days after the decision of the HDC; otherwise the decision of the HDC will be final.
9. I/We understand that Certificates of Approval are only valid for one year from issuance. They are renewable for six months without cause, and for an additional six months, upon showing of good cause by the applicant. The applicant must submit all requests for extensions in writing and provide appropriate support documentation, if needed.

Date

11/21/19

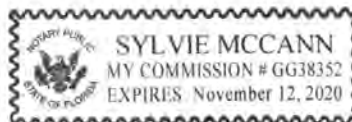
Signature of Applicant

George Cairns *Cynthia Cairns*

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 21st day of November, 20 19, by George Cairns.

Notary Public

Printed Name

My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL DL

USE THIS FORM TO: Authorize an agent to make application and represent the owner of record.



OWNER'S AUTHORIZATION FOR AGENT REPRESENTATION

I /WE GEORGE AND CYNTHIA CAIRNS
(print name of property owner(s))

hereby authorize: JOHN STOKES % THE JOHN STOKES COMPANY
(print name of agent)

to represent me/us in processing an application for: C.O.D. APPROVAL
(type of application)

on our behalf. In authorizing the agent to represent me/us, I/we, as owner/owners, attest that the application is made in good faith and that any information contained in the application is accurate and complete.

Cynthia Cairns
(Signature of owner)

George S Cairns
(Signature of owner)

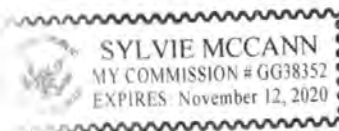
Cynthia Cairns
(Print name of owner)

GEORGE S CAIRNS
(Print name of owner)

STATE OF FLORIDA

COUNTY OF NASSAU

ss }



Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization, this 21st day of November, 2019, by George Cairns.

Sylvie McCann
Notary Public

SYLVIE MCCANN
Printed Name

11/12/20
My Commission Expires

Personally Known _____ OR Produced Identification ☒ ID Produced: FL DL



A. Michael Hickox, CFA
Cert. Res. RD1941

NASSAU COUNTY
PROPERTY APPRAISER



PROPERTY INFORMATION

Parcel Number 00-00-31-1580-0016-0010

Owner Name CAIRNS GEORGE & CYNTHIA

Mailing Address PO BOX 243

Location Address FERNANDINA BEACH, FL 32034

WHITE ST

FERNANDINA BEACH 32034

Tax District FERNANDINA BEACH

Millage 20.3245

Homestead No

Property Usage VACANT 000000

Deed Acres 0

Short Legal BLK 16 LOTS 1,2 & W1/2 OF ABND R/W LYING E THEREOF BY OR
668/1758 (EX ESMT IN

2019 Certified Values

Land Value	\$70,035
(+) Improved Value	\$0
(=) Market Value	\$70,035
(-) Agricultural Classification	\$0
(-) SOH or Non-Hx* Capped Savings	\$
(=) Assessed Value	\$63,756
(-) Homestead	\$0
(-) Additional Exemptions	\$0
(=) School Taxable Value	\$70,035
(-) Non-School HX & Other Exempt Value	\$0
(=) County Taxable Value	\$63,756

Note - *10% Cap does not apply to School Taxable Value

- Property Search
- Map This Parcel
- GIS Report
- Property Record Card
- Print Friendly Page

PARCEL MAP



2019 AERIAL MAP



PROPERTY PHOTO

If this picture is incorrect, please email info@nassauflpa.com

LOCATION MAP



BUILDING INFO

Type	Total Area	Heated Area	Bedrooms	Baths	Primary Ext
------	------------	-------------	----------	-------	-------------

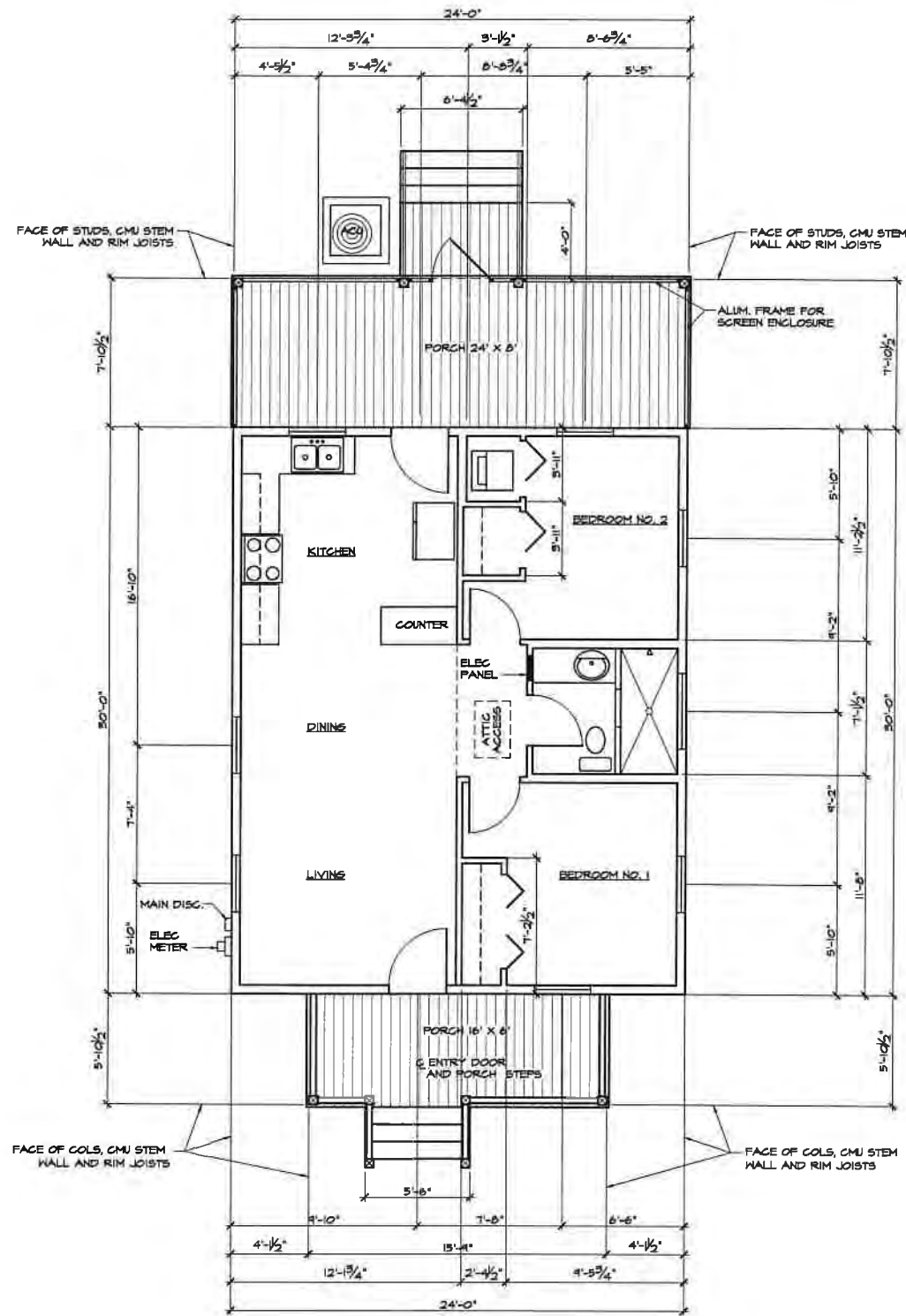
MISCELLANEOUS INFO

Description	Dimensions L X W
-------------	------------------

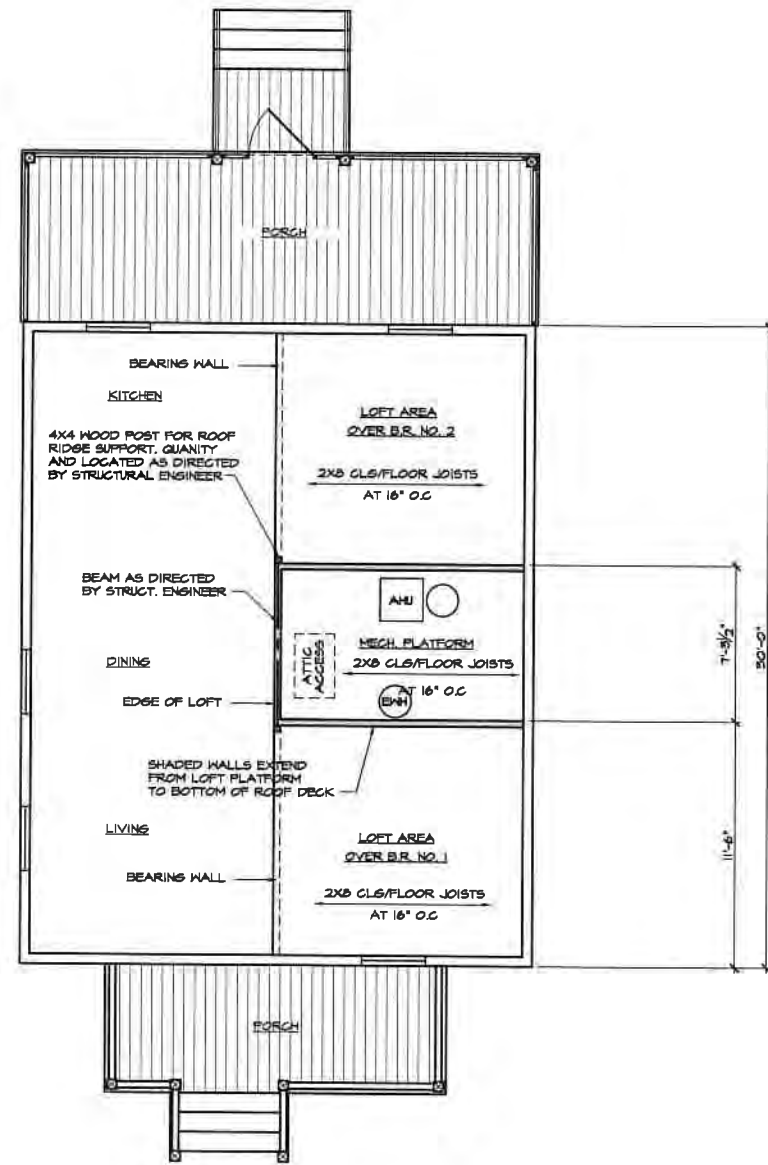
SALES INFORMATION

Sale Date	Book Page	Price	Instr	Qual	Imp	Grantor	Grantee
-----------	-----------	-------	-------	------	-----	---------	---------

2017-11-22	2165 / 1990	\$100	WD	U	N	PEONIAS LLC	CAIRINS GEORGE & CYNTHIA (H&W)
2017-11-22	2159 / 974	\$62,000	WD	Q	N	PEONIAS LLC	CAIRINS GEORGE & CYNTHIA (H&W)
2017-11-22	2167 / 537	\$100	WD	U	N	PEONIAS LLC	CAIRNS GEORGE & CYNTHIA (H&W)
2002-06-25	1064 / 1582	\$187,500	PR	U	N	FIELD STEPHEN TRUSTEE	PEONIAS LLC
2002-06-25	1064 / 1580	\$187,500	WD	U	Y	GOLDMAN LOUIS E	PEONIAS LLC
2000-02-14	919 / 1822	\$250,000	WD	U	Y	DECKER MYRA B PROBATE FOR DOUGLAS DECKER	GOLDMAN LOUIS E JR & KENNETH FIELD (TIC)
1992-10-26	668 / 1758	\$100	MS	U	N	CITY OF FERNANDINA BEACH	DECKER DOUGLAS W



FLOOR PLAN
SCALE: 1/4" = 1'-0"



LOFT PLAN
SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE

HEATED	720
FRNT. PORCH	98
BACK PORCH	194
TOTAL	1010

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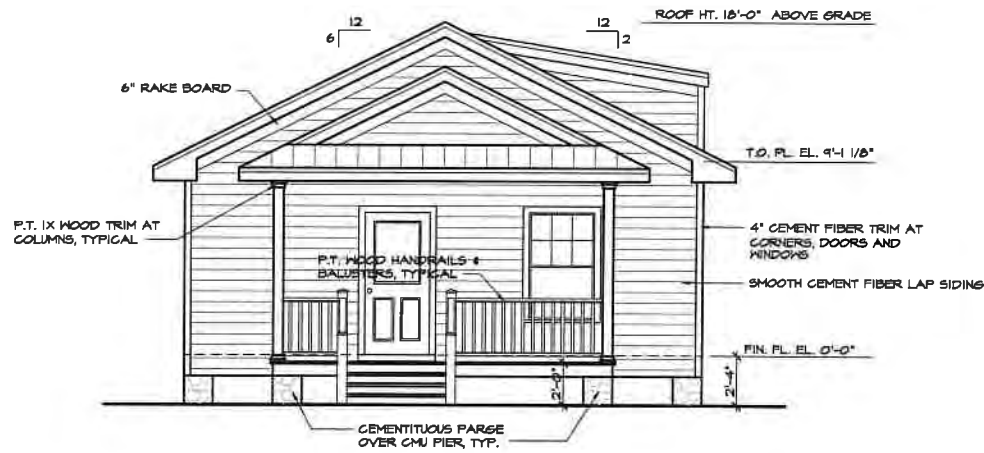
NEW RESIDENCE
FOR
GEORGE & CYNTHIA CAIRNS
LOTS 1&2 WHITE STREET
FERNANDINA BEACH, FLORIDA
FLOOR PLAN

THE JOHN STOKES COMPANY
98098 VICTORIA'S PLACE
YULEE, FLORIDA 32097
PHONE (904) 321-1832 FAX (904) 491-8282
FLA. CERTIFICATION NO. CG028018 GA. CERTIFICATION NO. RLQ000001
DATE: DRAWN BY: EST. CHKD BY: JLS

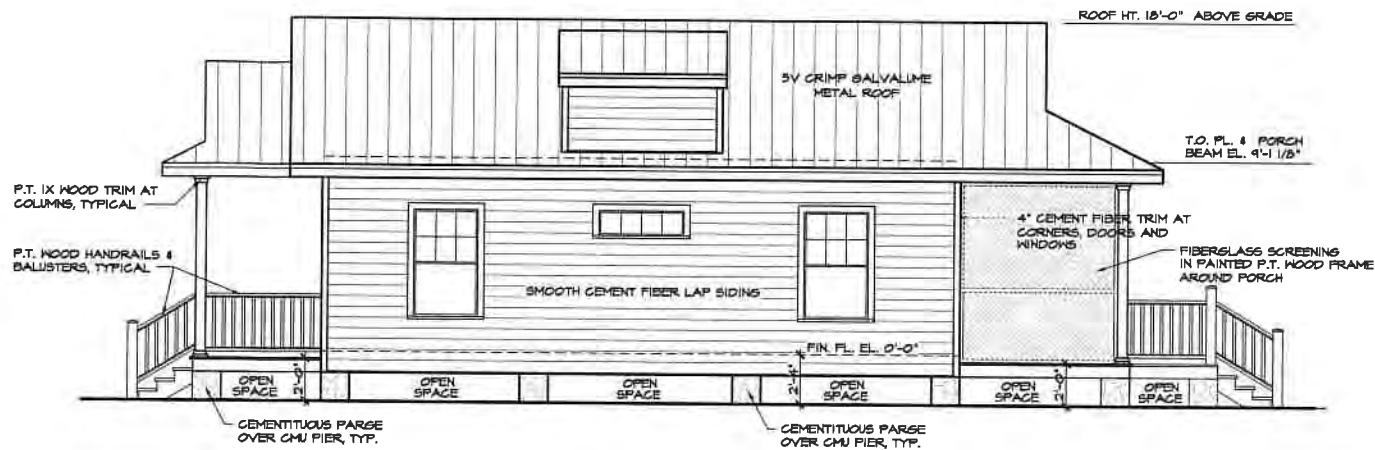
REVISIONS		
NO.	DATE	REMARKS

SEAL

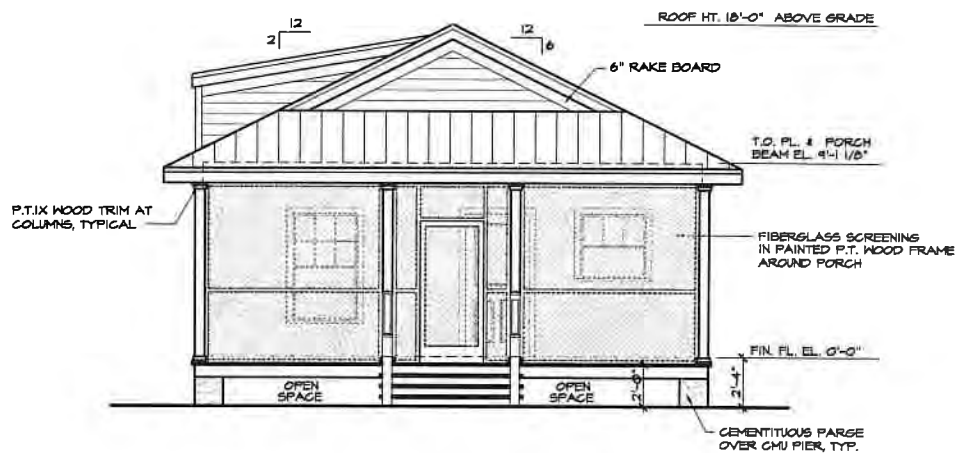
SHEET NO.
A-1
OF



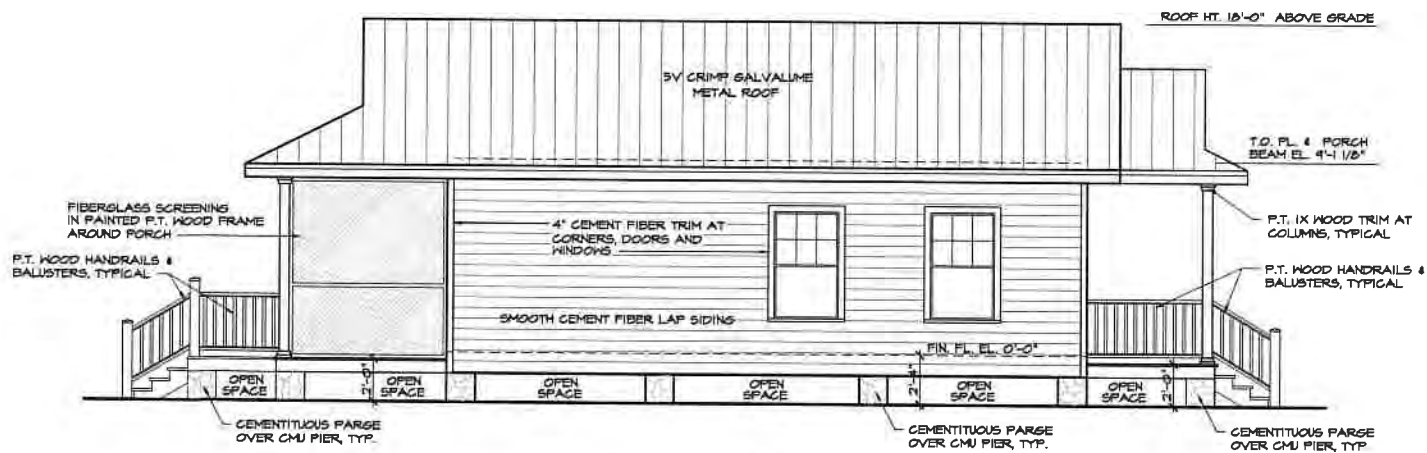
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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NEW RESIDENCE
FOR
GEORGE & CYNTHIA CAIRNS
LOTS 1&2 WHITE STREET
FERNANDINA BEACH, FLORIDA
ELEVATIONS

THE JOHN STOKES COMPANY
98098 VICTORIA'S PLACE
YULEE, FLORIDA 32097
PHONE (904) 321-1832 FAX (904) 491-8282
P.L.A. CERTIFICATION NO. CGC028018 GA. CERTIFICATION NO. RLQA004001
DATE: JOB NO: DRAWN BY: EST CHD BY: JLS

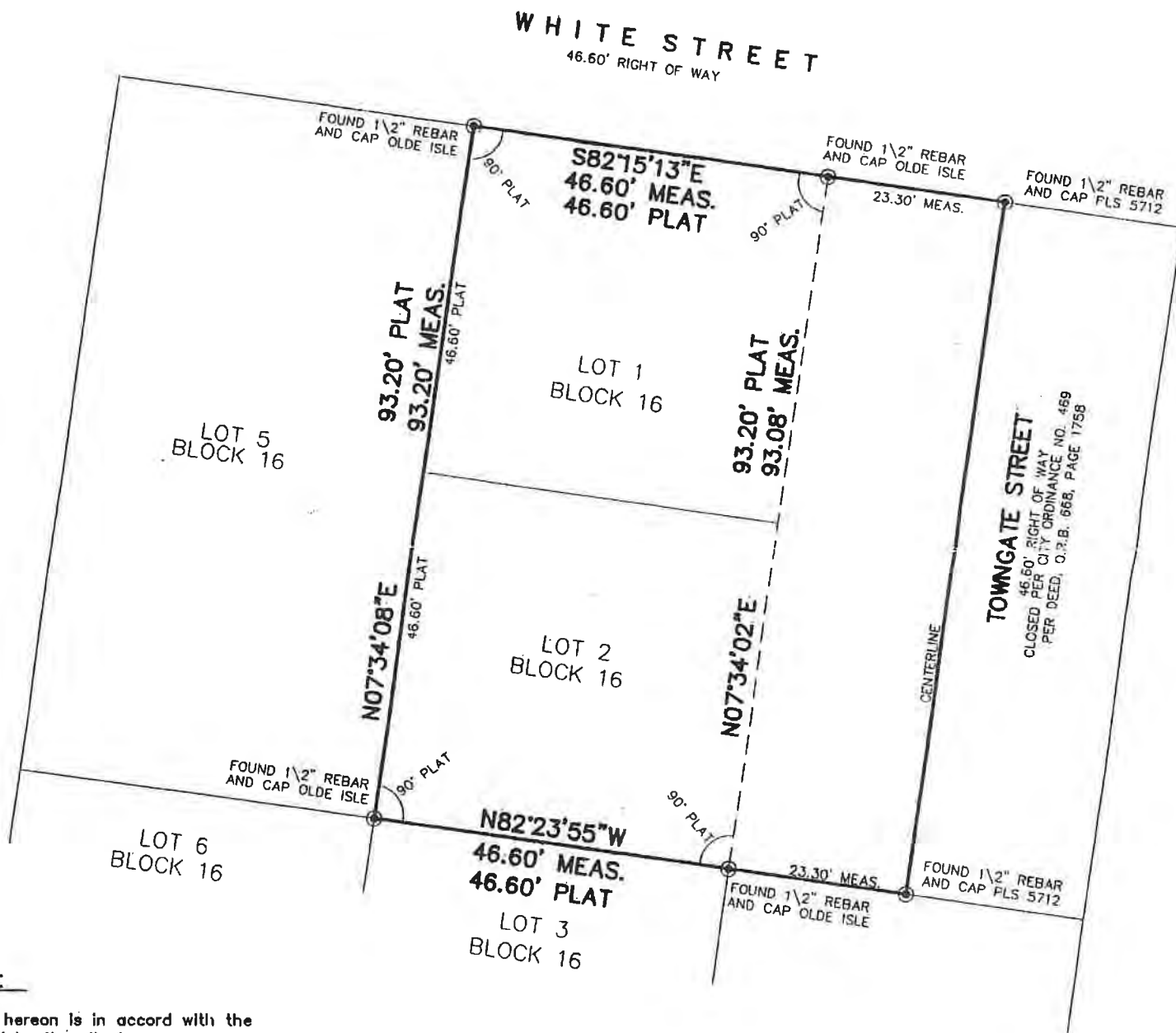
REVISIONS		
NO.	DATE	REMARKS

SEAL

SHEET NO.
A-2
OF

MAP OF BOUNDARY SURVEY

All that certain lot, piece or parcel of land situate, lying and being in the City of Fernandina Beach, (formerly named Fernandina), County of Nassau and State of Florida and being further described according to the official map or plat of said City (as lithographed and issued by the Florida Railroad Company in 1857 and enlarged, revised and reissued by the Florida Town Improvement Company in 1887 and 1901) as:
Lots 1 to 2, Block 16, OLD TOWN, together with all that part of Towngate Street as vacated and closed by Ordinance Number 469 recorded in Official Records Book 668, page 1758 of the public records of Nassau County, Florida.



SURVEY NOTES:

- 1) The "Legal Description" hereon is in accord with the description provided by the client.
- 2) Underground Improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings based on S 82°15'13" E on the Southerly right of way line of White Street, (Assumed).
- 5) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to accentuate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 6) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid.
- 7) The property shown hereon lies within flood zone " X " as per F.E.M.A. Flood Insurance Rate Map, Panel 12089C0229F Dated 12-17-2010.
- 8) Unless otherwise noted Measured angles and distances are the same as Plat or Deed angles and distances.

PREPARED FOR:
GEORGE CAIRNS AND CYNTHIA CAIRNS
FOR THE BENEFIT OF:
FIRST AMERICAN TITLE INSURANCE COMPANY
ANDREA F. LENNON, P.A.

REVISED TO SHOW TO NEW DEED 11-26-2017

LEGEND

—E—E— = AERIAL UTILITY WIRES
A/C = AIR CONDITIONER
AKA = ALSO KNOWN AS
B.R.L. = BUILDING RESTRICTION LINE
[] = CABLE TELEVISION PEDESTAL
Δ = CENTERLINE ANGLE
—C— = CHAIN LINK FENCE
CB = CHORD BEARING
CD = CHORD DISTANCE

CONC. = CONCRETE
[] = CONCRETE FLATWORK
CMP = CORRUGATED METAL PIPE
[] = ELECTRICITY METER
ELEV. = ELEVATION
F.F. = FINISHED FLOOR
[] = FIRE HYDRANT
[] = GAS METER
L = ARC LENGTH
[] = LIGHT POLE

MEAS. = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.R.B. = OFFICIAL RECORD BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RADIUS
RCP = REINFORCED CONCRETE PIPE
R/W = RIGHT-OF-WAY
[] = SEWER CLEANOUT
[] = SEWER MANHOLE

[] = STORM MANHOLE
[] = TELEPHONE PEDESTAL
—B— = WOOD FENCE
[] = WOOD POWER POLE
[] = WATER METER
[] = WELL

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY:
ALAN FRANKLIN GLASS
FLORIDA REGISTERED SURVEYOR
MAPPER CERTIFICATE No. 5712

COASTLINE SURVEY, PLLC
114 SOUTH HALSEMA ROAD, JACKSONVILLE, FLORIDA 32220
(904) 693-8644 * CELL (904) 370-0318 * psmglass@gmail.com
Certificate of Authorization Number " LB 8118

COASTLINE SURVEY, PLLC

SCALE: 1" = 20'
DATE: 11-4-17
DRN BY: MM
CKD BY: AFG
JOB NO: CS17-127
F.B. NO: DC101
PAGE NO: DC101